



An  
Bord  
Pleanála

**Board Direction**  
**BD-002679-19**  
**ABP-303144-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/03/2019.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Amend condition number 2 as follows:

2. *“Prior to the commencement of development the applicant shall submit revised plans for the written approval of the Planning Authority as follows:*

*The proposed external staircase on the east elevation and associated side door at first floor level shall be omitted in their entirety. The overall height of the ground floor rear extension shall be reduced by 100mm.*

***Reason:*** *To protect the residential amenity of surrounding properties.”*

## **Reasons and Considerations**

Having regard to the provisions of the current Dun Laoghaire Rathdown County Development Plan 2016-2022, to the pattern of development in the area and the scale and form of the proposed development, it is considered that the amendment of Condition 2 would be appropriate and in accordance with proper planning and sustainable development.

**Board Member:**

**Date:** 26/03/2019

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Stephen Bohan