



An  
Bord  
Pleanála

**Board Direction**  
**BD-003118-19**  
**ABP-303798-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/05/2019.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the zoning objective for the site and the policies of the Dun Laoghaire Rathdown County Development Plan 2016-2022, and to the scale and extent of the development proposed for retention it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure the residential or visual amenities of the area and would be acceptable in terms of traffic safety and convenience. The development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. All modifications permitted to the development to be retained shall be completed within six months of this grant of permission.

**Reason:** In the interest of orderly development.

3. The existing dwelling and extension to be retained and completed shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

**Reason:** To restrict the use of the extension in the interest of residential amenity.

**Board Member**

**Date:** 23/05/2019

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Paul Hyde