



An  
Bord  
Pleanála

**Board Direction**  
**BD-003657-19**  
**ABP-304336-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/07/2019.

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 nature, extent and design of the development to be retained, to the general character and pattern of development in the area and to the provisions of the Dún Laoghaire Rathdown County Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out below, the development to be retained would not seriously injure the amenities of the existing house or of properties in the vicinity and 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 completed in accordance with the agreed particulars.

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

2. The external finishes of the development to be retained, including the finish of the rear of the extension adjoining No. 21 Gleann na Smól, shall be submitted to, and agreed in writing with, the planning authority, within three months of the date of this Order.

**Reason:** In the interest of visual amenity.

**Board Member**

**Date:** 30/07/2019

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Dave Walsh