



An  
Bord  
Pleanála

**Board Direction**  
**BD-003883-19**  
**ABP-304508-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/08/2019.

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**

- 1.1. Having regard to the provisions of the Dun Laoghaire-Rathdown County Development Plan 2016-2022 and the zoning for residential purposes, to the location of the site in an established residential area and to the nature, form, scale and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1.	The development shall be retained in its entirety in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition.  <b>Reason:</b> In the interest of clarity.
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2.	All bathroom and en-suite windows shall be fitted and permanently maintained with obscure glass. The use of film is not acceptable.  <b>Reason:</b> In the interest of residential amenity.

**Board Member**

**Date:** 27/08/2019

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Terry Ó Niadh