



An
Bord
Pleanála

Board Direction
BD-004767-19
ABP-305613-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/12/2019.

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(a) as follows

Condition no.2:

Boundary Wall:

- a) The boundary wall on the northern elevation shall be reinstated to match the existing. A clear demarcation between the wall and the extension wall above shall be maintained.
- b) The material treatment of the boundary wall on the northern elevation shall match the material treatment of the existing boundary wall, utilising red brick piers.

Prior to the commencement of development revised drawings shall be submitted to the Planning Authority for written agreement incorporating the above requirements.

Reason: To uphold council policy on privacy and security in residential areas and to maintain the visual amenities of the area.

Reasons and Considerations

Having regard to:

- (a) the provisions of the South Dublin County Development Plan 2016-2022,
- (b) the nature, scale and location of the development proposed, and
- (c) the pattern of development in the area,

the Board did not consider that particular circumstances arose that would necessitate the side wall of the extension to be a separate structure to the existing boundary wall.

Board Member:

Date: 13/12/2019

Michelle Fagan