



An  
Bord  
Pleanála

**Board Direction**  
**BD-006886-20**  
**ABP-307540-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/11/2020.

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 provisions of the Dun Laoghaire-Rathdown Development Plan 2016-2022, the existing pattern of development in the area, and the nature of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not give rise to any significant overlooking and would therefore not seriously injure the amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The proposed development and development for retention shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 8<sup>th</sup> day of April 2020 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 prior to commencement of

development and the development shall be carried out and completed in accordance with the agreed particulars.

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

2. Within 6 months of the date of this order the developer shall block up the window in the front elevation of the shed onto the laneway in accordance with the plans submitted to the planning authority.

**Reason:** In the interest of clarity

3. Prior to commencement of development the developer shall submit to, and agree in writing with, the planning authority the following-
  - a) Revised drawings suitably scaled, showing the omission of the side window in the north elevation of the proposed bay extension.
  - b) Revised roof plan of the proposed extension to the front that is consistent with the proposed roof elevation in the front elevation drawing submitted to the planning authority on 4<sup>th</sup> February 2020

**Reason:** In the interests of residential amenity.

4. Planning Authority Condition no 2
5. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

6. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.

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

**Board Member**

**Date:** 09/11/2020

---

Terry Ó Niadh