



An  
Bord  
Pleanála

**Board Direction**  
**BD-007132-20**  
**ABP-308026-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/12/2020.

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, to the existing pattern of development in the area and the nature and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the visual amenities of the area, 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 development 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 to An Bord Pleanála on the 25<sup>th</sup> day of August 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. (a) The east facing dormer of the proposed extension shall be fitted with opaque glazing.
- (b) The east and west facing dormer windows of the proposed extension shall be reduced in width by 700mm.
- (c) The front elevation of the proposed extension shall be fitted with roof lights as indicated in the drawings submitted to An Bord Pleanála on the 25<sup>th</sup> day of August 2020  
Revised drawings showing compliance with these amendments shall be submitted to the planning authority for written agreement prior to the commencement prior to the commencement of development.

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

3. 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.

4. 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:** 09/12/2020

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Terry Prendergast