

An  
Bord  
Pleanála

**Board Direction**  
**BD-008819-21**  
**ABP-308566-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/07/2021.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

#### **Reasons and Considerations**

Having regard to the policies and provisions of the Dun Laoghaire Rathdown County Development Plan 2016-2022, the location of the site within an area zoned Objective A which seeks to protect and/or improve residential amenities, and to the nature, scale and form 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, or of neighbouring property and would therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the public notices adequately described the nature and extent of the proposed development and were satisfied that there was no evidence presented on the file to indicate that unauthorised development had taken place.

#### **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 on the 11th day of September 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. The windows at first floor level on the east elevation shall be permanently glazed with opaque or frosted glass.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

3. No part of the proposed development shall overhang the boundary walls. Detail drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of clarity

4. PA condition number 6

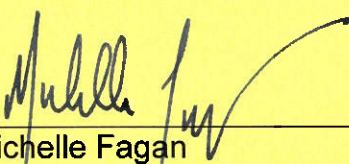
5. The external finishes of the proposed extension shall harmonise with in material, colour and texture with the existing dwelling on the site.

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

6. Water supply and drainage arrangements, including the attenuation and 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

**Board Member**



---

Michelle Fagan

**Date:** 29/07/2021

Please attach Section 34(13) notice with the order.