

An  
Bord  
Pleanála

**Board Direction**  
**BD-008768-21**  
**ABP-309445-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/07/2021.

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 that the planning authority be directed, as follows:

Amend condition number 2 as follows;

The rear dormer extension shall be developed in accordance with the further plans and particulars received by An Bord Pleanála on the 15th day of February, 2021 as detailed on Drawing No. AP-01. Both side elevation windows in the dormer extension shall be fitted with obscure glazing.

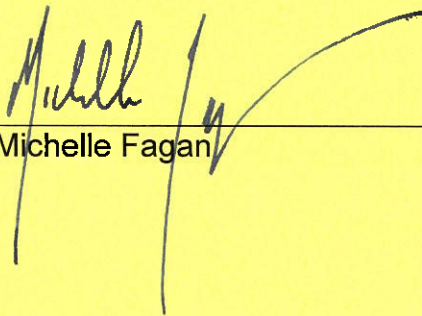
Reason: In the interest of residential and visual amenity.

### **Reasons and Considerations**

Having regard to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, and to the pattern and character of development in the area, it is considered that the proposed dormer as amended in the further plans and particulars received by the Board with the appeal as detailed on Drawing No. AP-01, would by reason of its design and scale, not detract from the character of the

existing dwelling or the visual amenities of the area. The proposed development would therefore be in accordance with the proper planning and development of the area.

**Board Member:**



Michelle Fagan

**Date:** 22/07/2021