



An  
Bord  
Pleanála

**Board Direction**  
**BD-008811-21**  
**ABP-310106-21**

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 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 nature and scale of the proposed extension, the location within an area zoned to protect and improve residential amenity and the provisions of the Dun Laoghaire Rathdown Country Development Plan 2016 to 2022, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenity of property in the vicinity and would 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, 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. PA condition number 2

3. 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.

4. Surface water drainage arrangements 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:** 28/07/2021

**Note:** The Board notes that the Applicant had not appealed the attachment of the PA's condition number 2, and has therefore attached the condition.