



An  
Bord  
Pleanála

**Board Direction**  
**BD-010054-22**  
**ABP-310517-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/02/2022.

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 below that the planning authority be directed, as follows:

Remove condition number 3

### **Reasons and Considerations**

Having regard to the contemporary nature of the proposed two storey extension, the dwelling's existing and proposed fenestration, the existing pattern and design of development in the streetscape and the provisions of the Dún Laoghaire Rathdown County Development Plan 2016-2022, it is considered that the first floor study window proposed would read as an unobtrusive addition to the front façade fenestration. Therefore, it is considered that the removal of Condition No. 3 would not negatively impact upon the visual harmony of the existing dwelling and would have a negligible visual impact on the character of the streetscape. The removal of Condition No. 3 would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member:

  
Michelle Fagan

Date: 17/02/2022