

An  
Bord  
Pleanála

**Board Direction**  
**BD-010094-22**  
**ABP-311672-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/02/2022.

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 pattern of boundary treatments in the area and the design and scale of the proposed extension in height to the existing rear boundary wall of No. 8 Grangefield and Brehon Field Road and to the provisions of the Dún Laoghaire-Rathdown County Council Development Plan, 2016-2022, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or the character of the streetscape and would not seriously injure the amenities of nearby dwellings. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

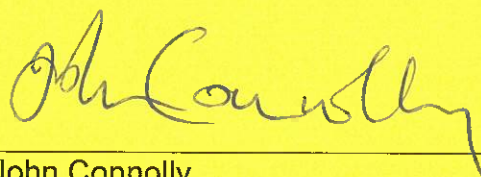
1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application and as amended by the further plans and particulars, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details 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 external finishes of the proposed boundary extension shall match those of the existing boundary in respect of materials, colour and texture.

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

**Board Member**



John Connolly

**Date:** 23/02/2022