

**An
Bord
Pleanála**

**Board Direction
BD-010129-22
ABP-311949-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/03/2022.

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 retention of the increased height to the existing rear boundary wall between No. 48 Silchester Park and No. 49 Silchester Park and to the provisions of the Dún Laoghaire-Rathdown County Council Development Plan 2016-2022, it is considered that, subject to compliance with the condition set out below, the development to be retained 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.

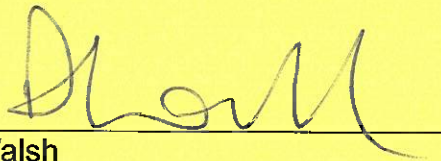
In deciding not to accept the Inspector's recommendation to include a condition to provide a matching finish of horizontal cladding to the timber portion of the wall facing into No. 49, the Board considered that it was not necessary or appropriate to set a condition that would affix materials to the side of the wall facing into the garden of No. 49 Silchester Park and from the images and photos submitted with the application and appeal, it was considered that the visual impact of the development to be retained was not excessive or out of keeping with the area.

Condition

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application.

Reason: In the interest of clarity.

Board Member



A handwritten signature in blue ink, appearing to read 'D Walsh', is written over a horizontal line.

Dave Walsh

Date: 01/03/2022