

**Board Direction BD-010231-22 ABP-311962-21** 

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/03/2022.

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:

Amend condition number 3 as follows

- "3. The development hereby approved shall incorporate the following amendments:
  - (a) The double height element of the proposed rear extension shall be reduced to a maximum height of 3.6 metres and provisions shall be made in the design for rooflights and roof lanterns.
  - (b) No element of the rear extension, including all proposed guttering, shall oversail neighbouring/adjoining property.

Prior to commencement of development, revised plans, drawings and particulars showing the above amendments shall be submitted to, and agreed in writing with, the Planning Authority.

Reason: In the interests of orderly development and residential amenity."

## Reasons and Considerations

Having regard to the zoning objective for the area as set out in the Dublin City Development Plan 2016-2022, the established pattern of development in this serviced suburban area and the nature, scale and design of the proposed single storey double-height extension, together with its associated works, it is considered that, subject to the amended condition, the proposed development would not seriously injure the established character or visual amenities of the parent dwelling or of properties in the vicinity, would not seriously injure the amenities of nearby dwellings, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Board Member:** 

Dave Walsh

Date: 14/03/2022