



**An
Bord
Pleanála**

**Board Direction
BD-010211-22
ABP-312280-21**

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

The Board decided to make a split decision, to

- (1) **Grant** permission for the proposed alterations to the fencing for the following reasons and considerations and subject to the following conditions

Reasons and Considerations

Having regard to the zoning objective of the area, the design, layout and scale of the proposed development and the pattern of development in the area, it is considered that, subject to compliance with conditions below, the proposed fencing alterations to remove the crenulation and replace the existing 2.6m high fencing, would not seriously injure the visual amenities of the area or residential amenity of property in the vicinity. The proposed development for which permission is sought 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, 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) **Refuse** permission to retain the existing pet enclosure and new door on the side elevation for the following reason:

1. The retention of the 7sq.m. pet enclosure and double doors in the side elevation on the flat roof of the existing garage would result in an adverse visual impact, would injure the residential amenity of adjoining properties by way of overlooking, and would represent an inappropriate form of development on the prominent street. The development to be retained would not be in accordance with the provisions of Section 8.2.3.4(i) Extensions to Dwellings of the Dun Laoghaire Rathdown County Development Plan 2016-2022, would seriously injure the visual and residential amenities of the area and would thereby be contrary to the proper planning and sustainable development of the area.

Board Member

Maria FitzGerald
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Date:

23rd March 2022