



An  
Bord  
Pleanála

**Board Direction**  
**BD-010566-22**  
**ABP-312416-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25<sup>th</sup> April 2022.

The Board decided to grant permission for the proposed development for the following reasons and considerations and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the provisions of the Dun Laoghaire Rathdown County Council County Development Plan 2016-2022, the zoning objective of the area, the pattern of development in the vicinity and the scale, nature and design of the proposed extension and works, it is considered that subject to compliance with the conditions set out below, the proposed development would not adversely impact on the historical character of the existing protected structure or the surrounding area or seriously injure the amenities of adjoining residential properties. 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, 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 proposed development shall be amended as follows:

(a) the proposed south-facing windows serving the relocated bathroom at upper ground floor and the proposed bedroom at first floor shall be fitted with obscured glazing.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of residential amenity.

3. Existing Side Elevation drawings and Existing Floor Plans showing the entirety of the subject site shall be submitted to the planning authority for completeness of the planning file prior to commencement of development.

**Reason:** In the interest of clarity.

4. The flat roofed area shall not be used or accessed as a roof garden/patio.

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

5. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

6. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.



**Reason:** In order to safeguard the residential amenities of property in the vicinity.

**Board Member** Maria FitzGerald  
Maria FitzGerald

**Date:**

25<sup>th</sup> April 2022

