



An  
Bord  
Pleanála

**Board Direction**  
**BD-010558-22**  
**ABP-312478-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/04/2022.

The Board decided to treat this case under section 139 of the Planning and Development Act 2000, as amended. The Board also decided, based on the reasons and considerations set out below, that the planning authority be directed, as follows:

Amend condition number 2 as follows:

2. A window serving the proposed bedroom at 1<sup>st</sup> floor level shall be provided in the southern elevation. Revised plans and elevations drawings with the necessary alterations shown thereon shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

#### **Reasons and Considerations**

It is considered that the proposed amendments would provide for an appropriate level of passive surveillance and would comply with guidance set out in the South Dublin County Council House Extension Design Guide, 2010 as required by Development Plan Objective H18.

**Board Member:**

Dave Walsh

**Date:** 22/04/2022