



**An
Bord
Pleanála**

**Board Direction
BD-011166-22
ABP-312552-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/08/2022.

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 residential land use zoning of the site, the nature, scale and location of the proposed development and the provisions of the Dun Laoghaire Rathdown County Development Plan 2022-2028, including Section 12.3.7.1(ii) (Extensions to the Rear), it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the residential amenities of the area or of property in the vicinity in terms of overbearing or overshadowing impacts. 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.

