



An  
Bord  
Pleanála

**Board Direction**  
**BD-012595-23**  
**ABP-313935-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/06/2023.

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 6(a) as follows:

(a) The roof of the proposed side extension shall accord with the appeal drawings submitted to An Bord Pleanála on the 29<sup>th</sup> June 2022, with a fully hipped end in conjunction with a side dormer window.

Amend condition number 6(c) as follows:

(c) The proposed 3 no. "Velux" type roof lights on the front plane of the roof of the house shall be reduced to 2 no. in accordance with the appeal drawings submitted to An Bord Pleanála on the 29<sup>th</sup> June 2022.

## Reasons and Considerations



Having regard to the provisions of the Dublin City Development Plan 2022 – 2028, the existing established residential use, the pattern and character of existing and permitted development in the vicinity and having regard to the information submitted with the planning application and the appeal, the Board is satisfied that the proposed development would be in accordance with the requirements of the relevant Development Plan as it relates to residential extensions, would be acceptable and would not have an adverse effect on the scale and character of the dwelling and would not seriously injure the visual or residential amenities of adjoining properties. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member:

  
Stephen Bohan

Date: 27/06/2023

