

An
Bord
Pleanála

Board Direction
BD-013138-23
ABP-316215-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/08/2023.

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:

Remove condition number 2

Given the increased floorspace arising from that used to calculate the development contribution conditions for the development, the Board also decided to direct that: Conditions 11, 12 and 13 be amended accordingly.

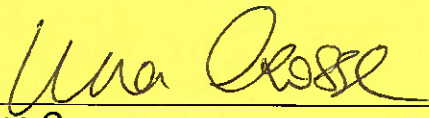
Note

In deciding not to amend the condition as recommended by the Inspector, the Board considered that the design of the first-floor extension as proposed was an appropriate design response to the specific site considerations in this instance. Furthermore, the Board did not concur with the Inspectors commentary in respect of inconsistencies in the sections provided or confusion regarding the extent of the proposed development.

Reasons and Considerations

Having regard to the A zoning objective pertaining to the site, it is considered that, the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity, would be acceptable from a visual amenity

perspective, and would generally be acceptable in terms of compliance with the criteria stipulated under the Dun Laoghaire-Rathdown County Development Plan 2022-2028. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member:  **Date:** 02/08/2023
Una Crosse