



An  
Bord  
Pleanála

**Board Direction**  
**BD-015691-24**  
**ABP-317468-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/02/2024.

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 and

Retain Condition 3 and 4.

### **Reasons and Considerations**

Having regard to the provisions of the Dún Laoghaire Rathdown County Development Plan, 2022-2028, the zoning objective to 'provide residential development and improve residential amenity while protecting the existing residential amenities', the pattern of development in the area, and the nature and scale of the development to be retained, it is considered that subject to condition 3 the retention of the outdoor covered seating area and subject to condition 4 the fence and gates would not adversely impact on the existing residential and visual amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

Peter Mullan

**Date:** 04/03/2024