



An  
Bord  
Pleanála

**Board Direction**  
**BD-014861-23**  
**ABP-317820-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/12/2023.

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 site location in an established residential area, the surrounding pattern of development in the area, the zoning objective for the site, the nature and scale of the proposed development and the significant increase in ridge height proposed, the appeal submission and the site inspection, it is considered that the attachment of a MODIFIED Condition no. 2 is warranted in this instance.

Subject to compliance with the MODIFIED Condition no. 2 below, the proposed extension would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity.

The proposed development, as modified, would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

2. The proposed dormer shall be no higher than the current ridge level of the existing roof. Prior to the commencement of any work on site, the Applicant shall submit revised plans and drawings to the Planning Authority for prior written agreement.

Reason: In the interests of visual amenity and harmony and in order to comply with Section 12.3.7.1 (iv) Alterations at Roof/ Attic Level of the 2022 ~ 2028 Dun Laoghaire Rathdown Development Plan.

**Board Member**



Liam Bergin

**Date:** 15/12/2023