

An  
Bord  
Pleanála

## Board Direction

**BD-017668-24**

**ABP-319425-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/10/2024.

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:

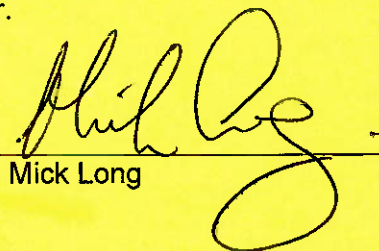
Attach condition number 2

### Reasons and Considerations

Having regard to the provisions of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, it is considered that the part of the proposed development beyond the existing main front elevation line, in the plans and particulars received with the planning application under planning register reference number D24B/0033, would seriously injure the visual or residential amenities of the area or of adjacent property and property in the vicinity and could set an undesirable precedent for such development. The attachment of condition number 2 would, therefore, be warranted and its omission would impact on the visual and residential amenities of the area.

In not accepting the recommendation of the Inspector the Board agreed with the Planning Authority that the proposed development at this particular location beyond the existing main front elevation could result in an adverse visual and residential amenity on the adjacent property, in particular.

Board Member:

  
Mick Long

Date: 01/10/2024