



An  
Bord  
Pleanála

**Board Direction**  
**BD-018133-24**  
**ABP-320129-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/11/2024.

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

### **Reasons and Considerations**

Having regard Dun Laoghaire Rathdown County Development Plan 2022 -2028, the residential land use zoning for the site, and the pattern of development in the area, it is considered that, by reason of its location, scale, nature and design, its location with respect to adjoining properties and the orientation and aspect of those existing properties, the proposed rear extension would not seriously injure the amenities of the area or of property in the vicinity by reason of overshadowing or restricting sunlight. The planning authority's condition number 2 requiring a reduction in the height of the extension is, therefore, not warranted.

**Board Member:**

  
Marie O'Connor

**Date:** 11/11/2024