



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: F19B/0111

Appeal by Gerard and Rachel Keating of 91 Dublin Road, Sutton, Dublin against the decision made on the 24th day of January, 2020 by Fingal County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Part single and part two-storey extension, both with flat roof, to rear of existing dwelling, replacement of existing velux roof lights with a box dormer to existing second floor loft on the rear roof hip, replacement of existing gable dormer with a box dormer to existing second floor loft on the front roof hip, internal alterations and associated elevation changes, landscaping and ancillary site works at 91 Dublin Road, Sutton, Dublin.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 2 so that it shall be as follows for the reason set out.

2. The proposed development shall be amended as follows:
 - (a) The proposed dormer in the rear/northern roof profile shall be of a box dormer type with a maximum width of three metres, a glazing shall have a maximum width of two metres and which shall be set down a minimum of 300 millimetres below the existing roof ridgeline.
 - (b) The proposed first-floor extension shall have a maximum width of six metres.
 - (c) The glazed area and height of the first-floor extension shall be as indicated on drawing number 1904-P-103 Revision A, received by the planning authority on the 30th day of December, 2019.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual and residential amenity.

Reasons and Considerations

Having regard to the provisions of the Fingal Development Plan 2017 – 2023 and to the nature scale and layout of the proposed development, the Board considered that the imposition of condition number 2 was not warranted and that a modified condition as set out below would be in accordance with the proper planning and sustainable development of the area.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Paul Hyde

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2020.