



An
Bord
Pleanála

Board Direction
PL06F 249388

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23rd February 2018.

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

Reasons and Considerations

Having regard to the provisions of the Fingal Development Plan 2017-2023, to the location of the proposed development on a corner site, the pattern of development in the area, and the quality of the contemporary design proposed including its height, finishes and massing, it is considered that the proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

Remove condition number 4

Board Member

Date: 26.02.2018

Terry Prendergast

In deciding not to accept the Inspector's recommendation to amend Condition 4, the Board did not concur with the Inspector's recommendation to amend Condition 4 to reduce the depth of the dwelling and remove the elongated roof light. It considered that the depth of the dwelling was acceptable given the corner location and size of the site and that the elongated window would not be injurious to the visual amenities of the area.