



An  
Bord  
Pleanála

**Board Direction**  
**BD-003990-19**  
**ABP-304810-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 9/9/2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. The proposed development, in the form of the dominant dormer structure to the rear roof pitch and conversion of the roof profile from hip to gable, is visually out of character with the existing houses in the area, in terms of style, and roof profile. The proposed development would, therefore, materially contravene Objectives PM46 and DMS41 of the Fingal Development Plan 2017-2023, would seriously injure the visual amenities of the area, and of property in the vicinity, and would be contrary to the proper planning and sustainable development of the area.

2. The proposed family flat by way of side extension is considered not to be compliant with the provisions of Table 12.3 of the Fingal Development Plan 2017-2023 which seeks to ensure an acceptable standard of residential accommodation of future occupants and is therefore contrary to the provisions of DMS24 of the Fingal Development Plan 2017-2023.

3. Taking particular account of the extent of the proposed development and the development of the full width of the site, insufficient information has been presented to ensure that impacts on surface and waste water collection and disposal have been provided for in the design.”

**Board Member**

**Date:** 09/09/2019

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Paul Hyde