



An
Bord
Pleanála

Board Direction
BD-004860-20
ABP-305322-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/01/2020.

The Board decided to treat this case under section 139 of the Planning and Development Act 2000, as amended. 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 to the 'TC' zoning objective for the site under the Fingal Development Plan 2017-2023 and the location of the site within the Howth Historic Core Architectural Conservation Area, the historic pattern of development in the vicinity of the site, the prevalence of existing dormer structures on neighbouring properties along Church Street and the general alignment of the proposed house with adjacent properties which limits any significant level of undue overlooking beyond that which is to be expected in a built-up village centre setting, it is considered that the intent of condition number 2 imposed by the planning authority was not warranted to the extent of the reduction in the dormer window size required by Condition No. 2, and that its imposition would be detrimental to the design quality of the proposed dwelling and the established character and visual amenities of the area. It is, therefore, considered that condition number 2 should be removed in the interests of the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation, the Board considered that the required and proposed reduction in the size of the dormer features would be excessive and detrimental to both the design quality of the proposed house and the visual amenities of the area, and considered that the dormer structures would not form an overly dominant part of the roof or significantly breach the perceived ridge height, when seen from the lower level harbour area.

Board Member:

Date: 07/01/2020

Dave Walsh