



An
Bord
Pleanála

Board Direction
BD-006734-20
ABP-307741-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/10/2020.

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

Reasons and Considerations

The proposed dormer structure on the front and rear roof slopes, which would significantly exceed the ridge height of the existing bungalow, would result in a visually dominant feature within the roof slopes and would represent an incongruous form of development within the established character of Balgriffin Cottages. The proposed rear dormer would also give rise to direct overlooking of adjoining properties, 9 Balgriffin Cottages. The development would therefore be seriously injurious to visual and residential amenities in the vicinity, would be contrary to the provisions of the Fingal County Development Plan 2017-2023 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 19/10/2020

Terry Ó Niadh