



An
Bord
Pleanála

Board Direction
BD-006952-20
ABP-307961-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/11/2020.

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 / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Remove condition number 2 and condition number 3.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, it is considered that the dormer window has been constructed in accordance with an extant permission granted under PA Ref. F19A/0115 and as such does not warrant an omission. It is also considered that the proposed link can function as a direct connection between the main house and the ancillary family flat, whilst also providing access to the rear garden by way of a doorway and as such, would not be contrary to Objective DMS43 of the Fingal Development Plan. Therefore, it would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member:

Date: 16/11/2020

Michelle Fagan