



An
Bord
Pleanála

Board Direction
BD-007690-21
ABP-308993-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/03/2021.

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:

Amend condition number 2 as follows

- 2 The proposed development shall be amended as follows:
 - (a) The overall dimension of the rear window on the dormer extension shall be amended into two symmetrically positioned and sized windows with a cumulative glazed area not exceeding the height and width of one of the first-floor rear level windows below as well as be of a matching material and glazing fenestration that matches existing windows present on the rear elevation. Thereafter these windows shall be maintained in a manner consistent with the details agreed with the Planning Authority.
 - (b) The height of the dormer extension shall not exceed the height of the ridge height of the main dwelling.

Revised drawings including elevational and floor plans showing compliance with these requirements shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development.

Reason: In the interests of visual and residential amenity.

Reasons and Considerations

Having regard to the provisions of the Fingal County Development Plan, 2017 to 2023, particularly those relating to dormer extensions, to the residential zoning of the site and to the setting of the site together with the nature, scale and extent of the proposed development subject to the amended condition set out above, the Board considered that the proposed development would not seriously injure the residential amenities of adjoining properties or the visual amenities of the area; and, it would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member:

Date: 11/03/2021

Paul Hyde