



An
Bord
Pleanála

Board Direction

BD-008850-21

ABP-310066-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/08/2021.

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 that the planning authority be directed, as follows:

Amend condition number 2 as follows

Omit parts (a) and (d)

Add new part (c) The roof profile shall be amended to a full gable.

Condition No. 2

Prior to the commencement of development on site, the developer shall submit to the planning authority revised plans and elevations for the written agreement of the planning authority showing:

- (a) The proposed dormer shall be centred in the roof pitch.
- (b) The width of the glass in the subject dormer shall be a maximum of 1.5 metres.
- (c) The proposed roof profile shall be amended to a full gable.
- (d) The development shall be carried out in accordance with the revised details.

Reason: in the interest of visual amenity and to comply with the Fingal County development plan 2017-2-23.

Reasons and Considerations

Having regard to the form and character of the established dwelling on the site, to the context of the site and to the design and scale of the roof alterations to include change of hipped roof to gable and the provision of a box dormer at the rear, it is considered that, subject to compliance with revised Condition No.2, the proposed development would not seriously injure the visual amenities of the area or of property in the vicinity and would be in accordance with the provisions of the Fingal County Development Plan, 2017-2023 including Objective DMS41. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member: *Terry Prendergan* Date: 06/08/2021
Terry Prendergast