

An  
Bord  
Pleanála

Board Direction

BD-011799-23

ABP-313622-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/02/2023.

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:

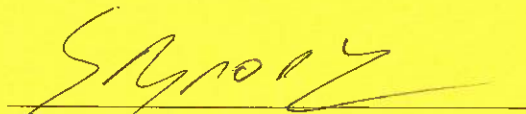
The external finishes of the proposed dormer shall be agreed, in writing, with the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

### Reasons and Considerations

The application site is in an area zoned "to provide for residential development and protect and improve residential amenity" in the Fingal County Development Plan 2017-2023. The proposed development comprises a modest extension to an existing house with the aim of providing additional residential accommodation within the footprint of an existing house. It is considered that, subject to the use of satisfactory external finishes, the amendments to the rear dormer extension and the omission of the front facing roof lights required by condition 2 (a) and 2(c) of the Planning Authority's Grant of Permission are not required to protect the visual and/or residential amenity of the area. Therefore, an amended condition 2 should be attached as set out above.

Board Member:

  
Stephen Brophy

Date: 16/02/2023

