

An  
Bord  
Pleanála

**Board Direction**  
**BD-011865-23**  
**ABP-313881-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/03/2023.

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 / 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

The proposed development shall be amended as follows:

- a. The brick detailed gable front projection shall be omitted.
- b. The side extension shall have a painted rendered finish to match the existing finish on the house.

REASON: In the interest of residential and visual amenity


### **Reasons and Considerations**

Having regard to the nature and scale of the proposed development, the 'RS' zoning for the site, the location of the site within the The Bawn, Parnell Cottages & St. Sylvesters Villas Architectural Conservation Area, the provisions of the Fingal County Development Plan, 2017-2023 and subject to compliance with conditions, it is considered that, the proposed side extension would be sympathetic to the architectural character of the site and surrounds, would not seriously injure the residential and

visual 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.

The Board noted the Inspector recommendation that the roof of the proposed side extension would be replaced with a flat roof, however the Board considered the original proposed pitched roof would be more reflective of the character of the existing house and form a more appropriate contextual relationship to the existing scheme.

**Board Member:**



**Date:** 10/03/2023

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Peter Mullan