



An  
Bord  
Pleanála

**Board Direction**  
**BD-014507-23**  
**ABP-315034-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/11/2023.

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 follow

Amend condition number 2 as follows :

The proposed dormer shall be set 100mm below the ridge level of the existing dwelling.

### **Reasons and Considerations**

Having regard to design guidance in the Fingal County Development Plan 2023-2029 and the functionality of the proposed extension and the fact that the structure would not be visible from the public road, would not cause undue overlooking and would not seriously injure the residential or visual amenities of the area, the Board considered that a dormer extension of reduced height would not seriously injure the residential or visual amenities of the area.

**Board Member:**

**Date:** 09/11/2023

Joe Boland