

An
Bord
Pleanála

Board Direction
BD-012618-23
ABP-315262-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/06/2023.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the zoning objective of the area, the design, layout and scale of the development proposed for retention, it is considered that, subject to compliance with the conditions set out below, the retention of the proposed development would not seriously injure visual amenities, established character or the appearance of the area and would not materially contravene the Fingal County Development Plan 2023-2029. The retention of the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development for which permission for retention has been sought, shall be carried out, retained and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning

authority and the development shall be carried out, retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

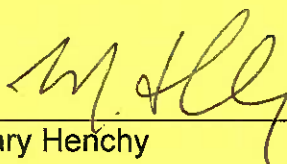
2. The glazed area of the dormer structure shall be reduced in size to that required under condition number 2(b) of planning register reference number F21B/0253, that is, 1.8 metres (wide) by 1.1 metres (high). This work shall be carried out within six months of the date of this Order.

Reason: In the interest of the residential amenity of the surrounding properties and the sustainable development of the area.

3. The dormer structure shall be painted to match the colour of the existing roof.

Reason: In the interests of the visual and residential amenity of the surrounding properties and the sustainable development of the area.

Board Member



Mary Henchy

Date: 28/06/2023