



An
Bord
Pleanála

Board Direction
BD-012668-23
ABP-315968-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/06/2023.

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:

Remove condition number 2(a) and amend condition number 2 as follows:

2. The development shall accord with the requirements of the planning authority as follows:

The proposed gable window at attic level shall be fitted and permanently maintained in opaque glazing. The use of film is not permitted.

Reason: In the interest of the residential amenity of the area.

Reasons and Considerations

Having regard to the provisions of the Fingal County Development Plan 2023-2029, including the zoning objective for the site ('RS – Residential') which seeks to provide for residential development and protect and improve residential amenity, and development management standards for residential extensions including section 14.10.2.5, it is considered that, subject to compliance with the conditions set out, the proposed development would not seriously injure the visual or residential amenities of the area, or of property in the vicinity and would provide an acceptable standard of

amenity for future residents. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member: Eamonn James Kelly **Date:** 29/06/2023
Eamonn James Kelly