



An
Bord
Pleanála

Board Direction
BD-014385-23
ABP-317391-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/10/2023.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the provisions of the Fingal County Development Plan 2023 – 2029, the nature of the proposed development and the character of the surrounding area it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential and visual amenities of the area or of property in the vicinity of the site. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board agreed with the Inspector that the proposed alterations to roof profile in form and bulk would be excessive in mass, inappropriate in form relative to the roof profile of the existing dwelling and would breach and be visually intrusive, conspicuous and out of character with the uniform roof profile of the dwellings within the streetscape at The Nurseries. The Board also agreed with the Inspector that the proposed attic level dormer window at the rear as proposed would give rise to overlooking and perceived overlooking of adjoining properties at Cherry Avenue and The Nurseries. However, the Board rather than refuse the appeal outright decided, in agreeing with the planning authority, that the reduced sized dormer as conditioned by the planning

authority was acceptable and in the interest of the proper planning and sustainable development of the area.

Conditions

Conditions 1 to 4 as per local Authority,

Condition 5 the standard ABP SUDs condition

And Condition 6 the standard ABP operating times condition.

Board Member



Peter Mullan

Date: 27/10/2023