

An  
Bord  
Pleanála

**Board Direction**  
**BD-016603-24**  
**ABP-318695-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/06/2024.

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:

Amend condition number 2 as follows:

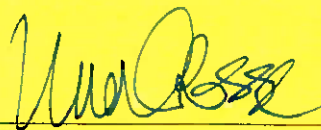
2. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 17<sup>th</sup> day of October, 2023, except as may otherwise be required 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 prior to commencement of development, or as otherwise stipulated by conditions hereunder, and the proposed development shall be carried out and completed in accordance with the agreed particulars. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

**Reason:** In the interest of clarity.

## Reasons and Considerations

Having regard to the design and scale of the revised proposals in response to further information submitted on the 17<sup>th</sup> day of October, 2023, the overall design and scale of the rear dormer extension is not considered to be excessive in scale and has sufficient regard to the provisions of Section 14.10.2.5 of the Fingal County Development Plan 2023-2029 regarding roof extensions. The proposed development would be satisfactory in the context of the visual amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

Board Member:



Una Crosse

Date: 17/06/2024