



An
Bord
Pleanála

Board Direction
BD-017310-24
ABP-319223-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/08/2024.

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:

Attach condition number 3.

Reasons and Considerations

Having regard to the zoning objective RS of Fingal Development Plan 2023-2029 and the policies and guidance in that Plan, in relation to the design of roof extensions, and also having regard to the previous decision of the Board (ABP 310248-21), it is considered that condition 3 is warranted. The rear dormer, as proposed, by reason of its scale, seriously injures the residential or visual amenities of property in the vicinity and sets an undesirable precedent.

Board Member:


Mick Long

Date: 26/08/2024