

An
Bord
Pleanála

Board Direction
BD-017559-24
ABP-319323-24


The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/09/2024.

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

Reasons and Considerations

Having regard to the RS zoning objective of the area which seeks to provide for residential development while protecting and improving existing residential amenity, it is considered that the proposed dormer extension, by reasons of its design, location and scale, would constitute a visually dominant element which would be visually obtrusive when viewed from adjoining streets and public areas, would negatively impact upon the visual and residential amenities of property in the vicinity, would contravene Objective SPQHHO45 and Section 14.10.2.5 of the Fingal Development Plan 2023-2029, and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member


Liam McGree

Date: 24/09/2024

Note: In deciding not to accept the second reason for refusal which was recommended by the Board's Inspector, the Board formed the view that sufficient detail had been provided to allow the Board to fully assess the potential impact of the proposed development and were satisfied to consider the application on the basis that the intended use of the additional floor space was for storage only as indicated in the application documentation.