



An  
Bord  
Pleanála

**Board Direction**  
**BD-018266-24**  
**ABP-320030-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/10/2024 and 19/11/2024.

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 3 (a) as follows.

The rear dormer shall have a maximum width of 3.9m and be consistent with drawing number 2559/PLN/01 received by An Bord Pleanála on 4 November 2024, a copy of which must be submitted to the Planning Authority prior to commencement of the development.

### **Reasons and Considerations**

Having regard to the location and context of the site and provisions contained in Section 14.10.2.5 (Roof Alterations including Attic Conversions and Dormer Extensions) of the Fingal County Development Plan 2023-2029, it is considered that an amendment to Condition 3(a) is in accordance with proper planning and sustainable development.

Note

The submissions on this file and the Inspector's report were first considered at a Board meeting held on 10/10/2024, when the Board sought further information (under Section 132) from the applicant comprising a) a drawing to indicate details of the roof and rear dormer arrangement as permitted by the planning authority, and b) a drawing to indicate the details of the roof required by the planning authority with the rear dormer details as originally sought by the applicant.

The Board was satisfied that the information obtained did not require circulation to the parties before the matter was considered again by the Board on 19 November 2024.

**Board Member:**

  
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Declan Moore

**Date:** 20/11/2024