



An
Bord
Pleanála

Board Direction
BD-018152-24
ABP-320156-24

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

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:

Retain condition number 2(a)

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the pattern of development in the area and the provisions of the Fingal Development Plan 2023-2029, it is considered that the modification to the proposed development, as required by the planning authority in its imposition of condition number 2(a) is warranted, as condition number 2(a) provides for a reduction of the side extension and boundary wall to set it behind the existing ground floor side gable window which is consistent with Objective DMSO4 and Section 14.10.2 of the Fingal County Development Plan in terms of integrating into the streetscape and in the interest of visual amenity.

In not accepting the recommendation of the inspector the Board had regard to the size and overall extent of the side and rear extensions and the planning authority report regarding the streetscape in the area, the proposed blank façade at ground level and a blind spot at the corner location and considered it would be contrary to Section 14.10.2 Residential Extensions of the Fingal County Development Plan 2023-2028 and create an undesirable precedent in the area.

Board Member:

Marie O'Connor
Marie O'Connor

Date: 12/11/2024