

An
Bord
Pleanála

Board Direction
BD-018070-24
ABP-320494-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/11/2024.

The Board decided to refuse permission for the following reasons and considerations.

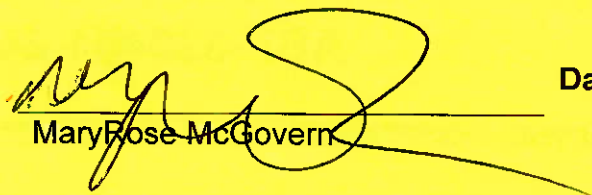
Reasons and Considerations

It is considered that, by reason of its excessive scale and bulk at this prominent location, the proposed development would contravene Section 14.10.2.5 (Roof Alterations including Attic Conversions and Dormer Extensions) of the Fingal Development Plan 2023-2029, would seriously injure the amenities of the area, and would set an undesirable precedent for similar development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board having considered the details of the file, noted that this proposed development did not meet the requirements of Section 14.10.2.5 of the *Fingal CDP* which states that dormer extensions should be "*set down from the existing ridge level so as not to dominate the roof space*". The Board disagreed with the Inspector's opinion that the proposed development would not dominate the roof space, and disagreed that the scale of the dormer would be acceptable.

The Board shared the opinion of the Local Authority that the proposed development, by reason of its excessive scale and bulk, at this prominent location, would contravene Section 14.10.2.5 of the Fingal Development Plan 2023-2029.

Board Member



Mary Rose McGovern

Date: 05/11/2024