

An  
Bord  
Pleanála

**Board Direction**  
**BD-019521-25**  
**ABP-321714-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/04/2025.

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 three (3) as follows:

3. Prior to the commencement of development, the applicant/developer shall submit revised plans and particulars for the written agreement of the Planning Authority which demonstrate the following:

3(a) The on-suite bathroom window at the second floor (attic)/roof level on the rear elevation shall be a skylight/rooflight as per Drawing No. 2413\_P\_250 Rev 01 as received by the Planning Authority on 26<sup>th</sup> November 2024

3(b) The two skylights/rooflights at the second floor (attic)/roof level on the rear elevation as per Drawing No. 2413\_P\_250 Rev 01 as received by the Planning Authority on 26<sup>th</sup> November 2024.

3(c) The provision of a roof to the rear single storey element of the dwelling as per Drawing No. 2413\_P\_300 and Drawing No. 2413\_P\_400 as received by An Bord Pleanála on 20<sup>th</sup> January 2025.

**Reason:** In the interests of the visual and residential amenity of the area and to ensure proper planning and sustainable development.



- Attach condition number fourteen (14).

## **Reasons and Considerations**

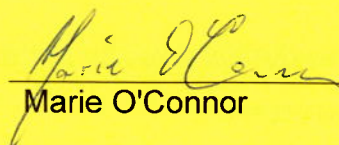
Having regard to the 'TC – Town and District Centre' zoning objective of the site, the objective for which is to 'Protect and enhance the special physical and social character of town and district centres and provide and/ or improve urban facilities', and the planning policies, objectives and development standards of the Fingal Development Plan 2023-2029 and to the nature, scale and design of the development relative to the existing pattern of development in the wider area, it is considered that subject to compliance with the conditions set out below, the proposed development is an acceptable form of development at this location and would not seriously injure the amenities of adjoining properties, and would therefore, be in accordance with the proper planning and sustainable development of the area.

### **Note:**

The Board, in not accepting the inspector's recommendation regarding the dormer windows, agreed with the planning authority that they would have an overbearing and overlooking effect on the property to the rear but did not consider that the revised proposal received by the planning authority on 26<sup>th</sup> November 2024 for two skylights were excessive or offered a poor/disjointed visual aesthetic.

Furthermore, the Board considered that the remaining conditions of the planning permission were adequate to address the other issues raised in the Inspector's Report and therefore decided to treat the case under section 139 of the Planning and Development Act, 2000.

**Board Member:**

  
Marie O'Connor

**Date:** 28/04/2025