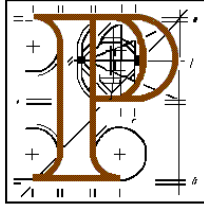


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Fingal County

Planning Register Reference Number: F15B/0108

An Bord Pleanála Reference Number: PL 06F.245627

APPEAL by Aideen and David Shankey care of Terence Woods Architects of 4 Church Street, Skerries, County Dublin against the decision made on the 24th day of September, 2015 by Fingal County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Alterations to existing hip roof with a rooflight to front, and the construction of a one and two-storey extension to the side and rear at 27 The Park, Skerries Rock, Skerries, County Dublin.

DECISION

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to ATTACH condition number 2 and the reason therefor.

REASONS AND CONSIDERATIONS

Having regard to the established character and pattern of development in the vicinity of the site, the Board considered that the proposed modification to the roof profile would disrupt the symmetry of the roof profile with the adjoining dwelling in the pair of semi-detached dwellings of which the subject site forms an integral part. The proposed alteration would, thereby, seriously injure the visual amenities of the area and set an undesirable precedent for further similar modifications within the Skerries Rock housing development. It is, therefore, considered that the attachment of condition number 2 would be in accordance with the proper planning and sustainable development of the area.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.