

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Fingal County

Planning Register Reference Number: FW16B/0088

An Bord Pleanála Reference Number: PL 06F.247512

APPEAL by Alan and Colette White care of Sarah White of 4 Beechwood Park, Ranelagh, Dublin against the decision made on the 7th day of October, 2016 by Fingal County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Development consisting of 30 square metres attic conversion including new rooflight to south facing front elevation, new window to east facing gable elevation and new dormer window to north facing rear elevation at 6 The Wood, Hunter's Run, Clonee, Dublin.

DECISION

Having regard to the nature of the conditions 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 reasons therefor.

REASONS AND CONSIDERATIONS

Having regard to the scale and extent of the dormer window as proposed, and its location within the roofscape, and to the pattern of development in the vicinity, the Board considered that the planning authority was correct in requiring its modification, in the interests of residential and visual amenity.

In not accepting the Inspector's recommendation to require the removal of condition number 2, the Board considered that the imposition of this condition by the planning authority was justified, notwithstanding the potential impact on the internal arrangement of the attic floor. The Board supported the suggestion made by the applicant's agent that the external finishes of the proposed dormer could be modified so that they match the blue-black colour of the roof, and agreed with the Inspector that this could be achieved in compliance with condition number 3 of the planning authority's decision, and therefore decided not to attach a further condition or amend condition number 3.

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 2017.