

## Board Order PL 06F.247838

Planning and Development Acts 2000 to 2016

**Planning Authority: Fingal County Council** 

Planning Register Reference Number: F16A/0466

**Appeal** by Lynn Harley and Liam Mangan of 9 Ashdale Road, Kinsealy Court, Swords, County Dublin against the decision made on the 8<sup>th</sup> day of December, 2016 by Fingal County Council to refuse permission.

**Proposed Development** (i) Removal of the existing roof to the rear and side of the ridgeline, (ii) construction of a new bedroom and new bathroom at attic level with two windows facing to the rear, (iii) construction of an extension to the side of the existing house at first floor level containing a new staircase from first floor landing to attic level with one window facing front and one window facing rear, (iv) construction of a roof light to the front of the existing roof, and (v) associated site, internal and drainage works at 9 Ashdale Road, Kinsealy Court, Swords, County Dublin.

## **Decision**

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

## **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.

## **Reasons and Considerations**

Having regard to the pattern of development in the area and the scale and design of the development proposed it is considered that the proposed extension, by reason of its scale, bulk and extensive alteration to the roof profile (including breach of existing ridge height), would seriously injure the residential amenities of the area and would result in an extension that would be visually obtrusive when viewed from the surrounding streets and dwellings. The proposal would, therefore, contravene Objective DMS41 of the current development plan for the area which states that dormer extensions to roofs will only be considered where there is no negative impact on the existing character and form, and the privacy of adjoining dwellings and shall not form a dominant part of the roof. Furthermore, the proposed development would set an undesirable precedent for further over-scaled attic developments. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of

2017

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