

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Fingal County

Planning Register Reference Number: F16B/0102

An Bord Pleanála Reference Number: PL 06F.247973

APPEAL by Hugh Grennan care of Once Civil and Structural Limited of 4 Bridgecourt Office Park, Walkinstown Avenue, Dublin against the decision made on the 12th day of January, 2017 by Fingal County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Construction of a first floor side extension over existing and an attic conversion with rear dormer roof and raised gable wall with a Dutch hip roof and site works at 312 Sutton Park, Sutton, 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 4(b) and the reason therefor and to AMEND condition number 4(a) so that it shall be as follows for the reason set out.

4. (a) The dormer extension to rear shall be omitted and may be replaced by no more than four number rooflights.

Reason: In the interest of visual amenity.

REASONS AND CONSIDERATIONS

Having regard to the pattern of development in the area and the location of the subject property, the rear elevation of which is visible from adjoining public open space, it is considered that the proposed dormer window extension, even as modified by condition number 4(a) as imposed by the planning authority, would create a visually discordant intervention that would be detrimental to the visual amenities of the area. It is, therefore, considered that condition number 4(a) should be amended to exclude the dormer extension in its entirety.

Having regard to the pattern of development in the area, which is defined by dwellings with fully hipped roof profiles at each end, it is considered that the proposed Dutch hip roof would not complement the character of adjoining dwellings, would appear visually incongruous within the streetscape and would create a visually discordant intervention that would be detrimental to the visual amenities of the area. Accordingly, it is considered that the imposition of condition number 4(b) by the planning authority was reasonable and appropriate.

In not accepting the recommendation of the Inspector that the planning authority be directed to attach condition number 4(a), the Board was of opinion that the proposed dormer extension, even as modified by condition number 4(a) as imposed by the planning authority, would create a visually discordant intervention that would be detrimental to the visual amenities of the area, and therefore was of the view that it should be omitted, and could be replaced by rooflights.

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.