

Board Order PL 06F.249115

Planning and Development Acts 2000 to 2017 Planning Authority: Fingal County Council Planning Register Reference Number: F17B/0144

Appeal by Mumtaz Akhtar care of Architectural Services of 42 Saint Domhnach's Well, Sutton, Dublin against the decision made on the 1st day of August, 2017 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: The retention of (a) four metres wide dormer and (b) the retention of existing dormer ridge height to previously approved planning application for the conversion of attic space to storage space (planning register reference number F16B/0346) at 26 Glen Ellen Walk, 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

- 1. The 'retention' of completed development, as proposed, would contravene materially a condition attached to an existing permission for development, being condition number 2 of planning register reference number F16B/0346.
- 2. The proposed 'retention' of completed development at number 26 Glen Ellen Walk, by reason of its height, scale and bulk, would be out of character with existing residential properties in the vicinity, and would set a precedent for further inappropriate development in the vicinity of the application site. The proposed development would, therefore, seriously injure the visual amenities of the area, and 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 2018