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Bord  
Pleanála

**Board Order**  
**PL 06F.249123**

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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F17A/0346**

**Appeal** by Ellen Lennon Bowman care of Edward Fitzgerald Selby of 32 Butterfield Grove, Rathfarnham, Dublin against the decision made on the 2<sup>nd</sup> day of August, 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:** Demolition of the existing 25 square metres two-storey return to the side of the dwelling and its replacement with an 85 square metres two-storey extension to the side of the dwelling accommodating a new kitchen and dining area with bedroom over, with front-facing roof dormer and a new 10 square metres single-storey porch to the front of the dwelling at “Brunnhilde”, Dungriffin Road, Howth, 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 AMEND condition number 2 so that it shall be as follows for the reason set out.**

2. The proposed development shall be amended as follows:-
  - (a) The front ridge height of the proposed extension shall be reduced by circa 900 millimetres.
  - (b) The roof of the proposed side extension shall match the main roof in terms of angle and pitch and material use.
  - (c) The reduction in height of the ridge would determine a recession of the front building line to be circa one metre behind the main building line of the dwelling.
  - (d) The triangular pitched roofs to the dormers shall be omitted and replaced/maintained with flat roofs.

- (e) The proposed porch shall be omitted and replaced with a revised porch or canopy comprising a simple form design response that would not compete or be incongruous with the existing house.
  
- (f) The two windows serving the bedroom at first floor level on the east elevation shall be omitted and replaced with two windows of similar dimensions to the narrow width windows to the existing front gable feature. The lower panes of glass in the windows shall be obscured. These windows shall be appropriately positioned on the elevation following the amendments required to the height and setback.

**Reason:** To respond sensitively to the architectural character of the original house and to safeguard the visual amenities of the area.

## **Reasons and Considerations**

Having regard to the nature and scale of the proposed development, the policies and objectives of the current Development Plan for the area, the pattern of existing development in the area, and the character and form of the original house, it is considered that an amendment to condition number 2, including 2(e), which requires a redesigned porch which would be a simple form or alternatively an open canopy design, would be reasonable and appropriate to ensure that the design responds sensitively to the architectural character of the original house and to safeguard the visual amenities of the area. With the overall amended condition number 2, it is considered that the development, as proposed, would not seriously injure the character of the original house or of the visual amenities of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

