

Board Order PL 06F.249300

Planning and Development Acts 2000 to 2017 Planning Authority: Fingal County Council Planning Register Reference Number: F17B/0162

Appeal by Anna and Donald Quinn care of Eileen Cantwell Architects of The Brook, Windgate Road, Howth, Dublin against the decision made on the 31st 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: Proposed attic conversion (for storage purposes) incorporating (a) rear dormer window and (b) insertion of window to side elevation at attic level and (c) roof window to front at 77 Balkill park, Howth, 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 provisions of the Fingal County Development Plan 2017-2023 and to the pattern of development in the area, it is considered that the proposed rear dormer window positioned at a level in line with the main roof ridge of the house would result in an incongruous and unattractive feature which would detract from the visual amenities of the area to an unacceptable extent and would furthermore set an undesirable precedent for further such development. It is considered reasonable that condition number 2 requiring the lowering of the level of the dormer window, should therefore remain in the interest of achievement of Objective PM46 of the current Fingal development plan which encourages sensitively designed extensions that do not negatively impact on the environment or on adjoining properties of the area. It is considered that the proposed development as amended by conditions including condition number 2 would, therefore, be in accordance with the proper planning and sustainable development of the area.

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 2018