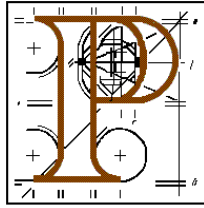


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

**Fingal County Council**

**Planning Register Reference Number: F17A/0665**

An Bord Pleanála Reference Number: ABP-300528-17

**APPEAL** by Niall McDermott and Orla Griffith of 8 Inbhir Ide, Malahide, County Dublin against the decision made on the 14<sup>th</sup> day of December, 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:** A first floor ensuite bedroom extension over the existing single storey kitchen extension to the rear including internal modification works and new door and window openings to the existing side and rear external walls at 8 Inbhir Ide, Malahide, 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 REMOVE condition number 3 and the reason therefor.**

## **REASONS AND CONSIDERATIONS**

Having regard to the orientation of the site and the design of the proposed extension, and to the separation distance from the proposed extension to neighbouring properties including the most sensitive dwelling, number 6 to the south-east, it is considered that the proposed development would not seriously injure the residential amenity of neighbouring properties and would not be contrary to Objective PM46 which encourages sensitively designed extensions which do not negatively impact on the environment, on adjoining properties or on neighbouring areas. The proposed development, based on the design submitted with the planning application, 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.

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

**Dated this      day of                      2018.**