



Planning and Development Acts 2000 to 2018

Planning Authority: Fingal County Council

Planning Register Reference Number: F17B/0272

Appeal by Graham Pearce of 22a Chalfont Road, Malahide, County Dublin against the decision made on the 16th day of May, 2018 by Fingal County Council to grant subject to conditions permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: New dormer to side and new gable to rear all at attic level to accommodate new attic conversion into non habitable storage at 22a Chalfont Road, 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 **ATTACH** condition number 2 and the reason therefor.

Reasons and Considerations

Having regard to the pattern of development and the visibility of Number 22a Chalfont Road in the established suburban setting of Chalfont Estate, it is considered that the proposed development, subject to the omission of the dormer element located on the rear roof slope of the dwelling and the maintenance of the existing hipped and pitched roof, would not seriously injure the visual amenities of the area. Subject to this omission the proposed development, as amended by the response to the request for further information received by the planning authority on the 19th day of April, 2018, would 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.

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

Dated this day of 2018.