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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F18B/0134**

**APPEAL** by Darren Ray and Martina Roe care of Green Design Build, of 142 Upper Leeson Street, Dublin against the decision made on the 20<sup>th</sup> day of July, 2018 by Fingal County Council to refuse permission.

**Proposed Development** Conversion of attic with dormer window to rear, new gable wall at 61 Lanesborough View, 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**

Having regard to the end-of-terrace location of the proposed development in a residential streetscape characterised with hipped roof structures, it is considered that the proposed development, by reason of its form, massing and design, would result in a built form which would fail to respect its context, it would be visually obtrusive in its setting and it would establish an undesirable precedent for similar development in its vicinity. The proposed development fails to comply with Objective DMS41 of the Fingal County Development Plan, 2017-2023, which only permits such interventions where no negative impact arises on the existing character and form of the property. The proposed development would set an undesirable precedent for similar development in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Terry Ó Niadh**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2018.**