



Planning and Development Acts 2000 to 2018

Planning Authority: Fingal County Council

Planning Register Reference Number: FW18B/0088

Appeal by Gareth and Anne-Marie Grimshaw care of Philip Boyd and Associates of Tir na nÓg, Church Avenue, Portmarnock, County Dublin against the decision made on the 12th day of September, 2018 by Fingal County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: (i) Replacement of the existing hip roof with a full gable end type roof, (ii) building a flat roof dormer across the new rear roof, (iii) fitting three number rooflights to the front roof and (iv) converting the new attic space to a home office with access via a new stairs from the upper floor landing at 31 Riverwood Glen, Carpenterstown, 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 2 and the reason therefor.

Reasons and Considerations

Having regard to the extent of the proposed development to the rear roof of a two-storey semi-detached dwellinghouse, the orientation and outlook of the proposed dormer, and the pattern of development in the vicinity, it is considered that the requirements of condition number 2 restricting the size and extent of the proposed dormer are not necessary, and that the proposed development would not impact on the amenities of adjoining property by reason of negative visual amenity, overlooking or loss of privacy.

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 2019.