



Planning and Development Acts 2000 to 2018

Planning Authority: Fingal County Council

Planning Register Reference Number: F18B/0265

Appeal by Agata Gmurczak care of Joseph English Architecture of Park House, Ballisk Court, Donabate, County Dublin against the decision made on the 12th day of November, 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: Conversion of attic into non-habitable storage with two roof lights to front elevation at 17 Castlevue Court, Swords, 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 2 and the reason therefor.

Reasons and Considerations

Having regard to the zoning objectives for the area and the pattern of development in the area, and to the nature, scale and context of the proposed development it is considered that the proposed skylights in the front roof plane would not seriously injure the amenities of the area or of property in the vicinity, would not set a negative precedent for similar developments, and 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.

Paul Hyde

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

Dated this day of 2019.