



Planning and Development Acts 2000 to 2018

Planning Authority: Fingal County Council

Planning Register Reference Number: F19B/0029

APPEAL by Dave and Grace Connolly care of Ross Somers of 26a Maywood Lawn, Raheny, Dublin against the decision made on the 29th day of March, 2019 by Fingal County Council to refuse permission to the said Dave and Grace Connolly.

Proposed Development Attic conversion including the construction of a dormer window to the rear with associated alterations to the existing roof and four number rooflights to the front elevation, all at 53 Bayside Park, Sutton, 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 zoning provisions of the Fingal County Development Plan, 2017-2023, the Board considered that, by reason of the scale and width of the proposed dormer extension, the proposed development would seriously injure the visual amenities of the area and would contravene Objective DMS41 of the Development Plan with regard to the design of dormer extensions. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2019.