



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: FW19B/0037

APPEAL by Daniel Cosma care of BG Architectural Services of 51 Red Arches Road, Baldoyle, Dublin against the decision made on the 9th day of May, 2019 by Fingal County Council to refuse permission.

Proposed Development: Roof alterations for the conversion of the attic space to comprise the construction of a roof dormer to the rear elevation including two roof windows to front elevation, all at second floor level and internal alterations at 40 Ravenswood Crescent, 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 nature and scale of the proposed dormer extension and its location, the Board considered that the proposed development would be visually obtrusive, contrary to Objective DSM41 of the Fingal County Development Plan 2017-2023. The proposed development would seriously injure the visual amenities of the area and 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.