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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F20B/0099**

**APPEAL** by Michael Molloy care of Thorsdalen Smyth Architects Limited of 25 Beach View, Sutton, Dublin against the decision made on the 9<sup>th</sup> day of July, 2020 by Fingal County Council to refuse permission.

**Proposed Development:** The construction of a new attic conversion providing two new bedrooms and a shower and wc room, new front and rear dormer extensions which have eaves heights above the existing ridge, a new internal spiral access stairs which replaces an existing bedroom, and all associated ancillary works at number 11 Balgriffin Cottages, Balgriffin, 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**

The proposed dormer structure on the front and rear roof slopes, which would significantly exceed the ridge height of the existing bungalow, would result in a visually dominant feature within the roof slopes and would represent an incongruous form of development within the established character of Balgriffin Cottages. The proposed rear dormer would also give rise to direct overlooking of adjoining property, 9 Balgriffin Cottages. The proposed development would, therefore, seriously injure the amenities of the area and of property in the vicinity and would be contrary to the provisions of the Fingal County Development Plan 2017-2023. The proposed development 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            2020.**