



Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: FW20A/0090

Appeal by James Nangle care of Stephen Molloy Architects of 12 Saint Brigid's Shopping Centre, Main Street, Blanchardstown, Dublin against the decision made on the 29th day of July, 2020 by Fingal County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: A part single/part two-storey extension to the side, a pedestrian gateway to serve the rear garden at the rear western boundary wall and also a dormer window extension at attic floor level to the rear roof surface at 63 Burnell Park Avenue, Castleknock, 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(a) and the reason therefor.

Reasons and Considerations

Having regard to the nature and scale of the proposed development for a dormer window on the rear slope of the roof on an end of terrace dwelling in a residential estate, it is considered that the dormer window would be subordinate to the main roof plane and would not result in a negative impact on the existing character and form or on the privacy of adjacent properties. The proposed development 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.

Terry Ó Niadh

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2020.