



Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: F20B/0246

Appeal by Ciaran Dunne of 16 Evora Park, Howth, County Dublin against the decision made on the 26th day of November, 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: The development will consist of two number new "Velux" or similar windows in the front roof and one number new dormer window on the rear roof of an existing two-storey house to facilitate the conversion of an existing attic to habitable space, with all associated site works at 16 Evora Park, Howth, 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 AMEND condition number 2 so that it shall be as follows for the reasons set out.

2. The proposed development shall be amended as follows:
- (a) The overall dimension of the rear window on the dormer extension shall be amended into two symmetrically positioned and sized windows with a cumulative glazed area not exceeding the height and width of one of the first-floor rear level windows below as well as be of a matching material and glazing fenestration that matches existing windows present on the rear elevation. Thereafter, these windows shall be maintained in a manner consistent with the details agreed with the planning authority.
 - (b) The height of the dormer extension shall not exceed the height of the ridge height of the main dwelling.

Revised drawings including elevational and floor plans showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual and residential amenity.

Reasons and Considerations

Having regard to the provisions of the Fingal County Development Plan 2017 - 2023, particularly those relating to dormer extensions, to the residential zoning of the site, and to the setting of the site together with the nature, scale and extent of the proposed development, subject to compliance with the amended condition set out above, the Board considered that the proposed development would not seriously injure the residential amenities of adjoining properties or the visual amenities of the area and, it 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 2021