

Board Order ABP-309702-21

Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: F20B/0328

Appeal by Aisling Kettle care of Fingal Planning Consultants of 7C Balbriggan Street, Skerries, County Dublin against the decision made on the 17th day of February, 2021 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 construction of a new gable wall to form new roof profile to side of existing dwelling, conversion of attic to non-habitable space with roof windows to front (three number) and dormer extension to rear, all at 21 Shenick Avenue, Skerries, 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 3 so that it shall be as follows for the reason set out.

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- 3. The proposed development shall be amended as follows:
 - (a) The rear dormer extension shall be reduced from circa 8.3 metres in width down to not more than three metres in width and from circa 2.3 metres in height down to not more than two metres in height.

Revised 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 residential amenity and of the proper planning and sustainable development of the area.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the Board considered that, subject to the amendment, as set out in condition number 3, the proposed development would not seriously injure the visual or residential amenities of the area. The propose 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.

Paul Hyde

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

Dated this 13th day of My 2021.