

Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: FW21B/0026

Appeal by Sandra Breathnach care of Stephen Molloy Architects of 12 St. Brigids Shopping Centre, Main Street, Blanchardstown, Dublin against the decision made on the 12th day of April, 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: Construction of an attic conversion to include a dormer window structure at attic level to the rear and realignment of main roof structure to replace the hipped design with a new gable/Dutch hip design, all at 2 Sycamore View, Castleknock, Dublin.

Decision

Having regard to the nature of the conditions 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 reason set out.

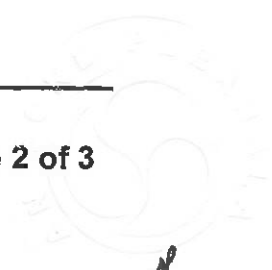
2. Prior to the commencement of development, revised plans and elevations showing compliance with the following requirements shall be submitted to, and agreed in writing with, the planning authority:

- (a) the proposed dormer shall be centred in the roof pitch,
- (b) the width of the glass in the subject dormer shall be a maximum of 1.5 metres,
- (c) the proposed roof profile shall be amended to a full gable, and
- (d) the development shall be carried out in accordance with the revised details.

Reason: In the interest of visual amenity and to comply with the Fingal County Development Plan 2017-2023.

Reasons and Considerations

Having regard to the form and character of the established dwelling on the site, to the context of the site and to the design and scale of the roof alterations to include change of hipped roof to gable and the provision of a box dormer at the rear, it is considered that, subject to compliance with revised condition number 2, the proposed development would not seriously injure the visual amenities of the area or the amenities of property in the vicinity and would be in accordance with the provisions of the Fingal County Development Plan, 2017-2023 including Objective DMS41. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.



Matters Considered

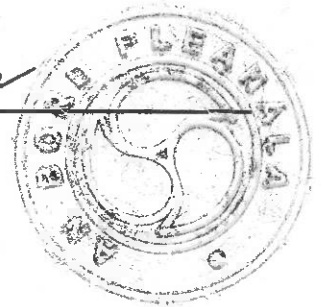
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Terry Prendergast

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Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 11th day of August 2021.