



Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: F21B/0046

Appeal by James and Helen O'Sullivan care of O'Neill Town Planning of Oakdene, Howth Road, Howth, County Dublin against the decision made on the 8th 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: The conversion of the attic space including new dormer to the rear and all associated site works; all at 3 The Cove, Malahide, County 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 3(a) so that it shall be as follows for the reason set out.

- 3.(a) The maximum width of the dormer structure shall be 4.63 metres with the window ope not exceeding two metres in width and 1.2 metres in height.

Reasons and Considerations

Having regard to:

- (a) the provisions of the Fingal County Development Plan 2017-2023,
- (b) the nature, scale and orientation of the development proposed, and
- (c) the pattern of development in the area,

the Board did not consider that particular circumstances arose that would necessitate the reduction in the width of the dormer in this case.

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.


Michelle Fagan

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



Dated this 9th day of December 2021.