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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: FW21B/0051**

**Appeal** by Mary McPeake of 34 The Grove, Pheasants Run, Clonee, Dublin against the decision made on the 1<sup>st</sup> day of June, 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:** Alterations to existing roof profile (from hipped to gable end), new window in the east facing gable wall at attic level, dormer window in rear roof plane and two number rooflights in front elevation roof plane to facilitate the conversion of existing attic into home office space at Number 34 The Grove, Pheasants Run, Clonee, 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 REMOVE conditions numbers 2(a), 2(b) and 3 and the reasons therefor.

## Reasons and Considerations

Having regard to the scale and design of development proposed, together with the pattern of development in the surrounding area and the requirements of Section 12.4 and Objective DMS41 of the Fingal County Development Plan 2017-2023, it is considered that the requirements of conditions 2(a), 2(b) and 3 are not necessary and that the proposed development would not impact on the amenities of adjoining property, by reason of overlooking, and would not impact on the character or visual amenity of the area.

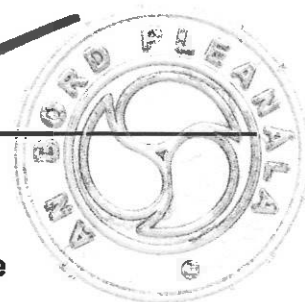
## Matters Considered

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 07<sup>th</sup> day of OCTOBER 2021