



Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: F21B/0192

Appeal by Richard and Karen Sheehan care of AMG Architectural Services Limited of 244 Swords Road, Santry, Dublin against the decision made on the 14th day of July, 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: Attic conversion with dormer window to rear, remove existing hipped roof and build up straight gable wall at side with new window at side at attic level and associated site works, all at 39 Glen Ellan Grove, Swords, 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 REMOVE condition number 2(a)(i).

Reasons and Considerations

Having regard to the scale and design of development proposed, the pattern of development in the surrounding area and the provisions of Section 12.4 of the Fingal County Development Plan 2017-2023, it is considered that the requirements of condition number 2(a)(i) are not necessary and that the proposed development, subject to the removal of this condition, would not seriously injure the amenities of adjoining property 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.


Michelle Fagan

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

Dated this 2nd day of November 2021.

