

Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: F21A/0304

Appeal by David Taylor of 37 Thormnaby Lawns, Howth, Dublin against the decision made on the 13th 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: The construction of a new single storey extension of 84 square metres to side and rear of the existing dwelling; the demolition of the existing single storey garage of 30 square metres to side of the existing dwelling; site works consist of widening the existing vehicular entrance; adding a pedestrian gate and associated landscaping and drainage at 37 Thormanby Lawns, Howth, County Dublin.

Decision

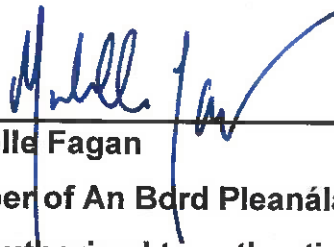
Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 3 and the reasons therefor.

Reasons and Considerations

Having regard to the scale and design of the development proposed and the provisions of Section 12.4 of the Fingal County Development Plan 2017-2023, it is considered that the requirements of condition number 3 are not necessary and that the proposed development would not impact on the amenities of the 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 ^{1st} day of *December* 2021.