



Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: FW21B/0130

Appeal by Suzanne Carroll and Austin Carroll care of Austin Carroll, Lá Nua Design of 35 Charlestown Grove, Finglas, Dublin against the decision made on the 20th day of September, 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: Proposed new ground floor extension to the front of the existing house. All of the above to include all associated ancillary site works at 35 Charlestown Green, Meakstown, Dublin.

Decision

Having regard to the nature of the condition number 2, 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 and the reasons therefor.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, to the 'RS' zoning objective for the site to 'provide for residential development and protect and improve residential amenity', to the pattern of development in the area and to the provisions of the Fingal County Development Plan 2017-2023, it is considered that the proposed development would not seriously injure the residential and visual amenities of the area and 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.



Dave Walsh

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



Dated this *1st* day of *March* 2022