

An
Bord
Pleanála

Board Order
ABP-313015-22

Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: FW21B/0180

Appeal by Owen Dunne care of Stephen Molloy Architects of 12 Saint Brigid's Shopping Centre, Main Street, Blanchardstown, Dublin against the decision made on the 17th day of February, 2022 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Provision of a new dormer window to the rear roof area at attic level to provide additional headroom in the existing converted attic room at 47 Roselawn Road, Castleknock, Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the relevant provisions of the Fingal County Development Plan, 2017-2023 and the modest scale of the proposed development, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential or visual amenities of the area and would otherwise constitute an acceptable form of development at this location. The proposed development, would, therefore, be in accordance with the proper planning and sustainable development of the area

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition. Where such condition requires details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

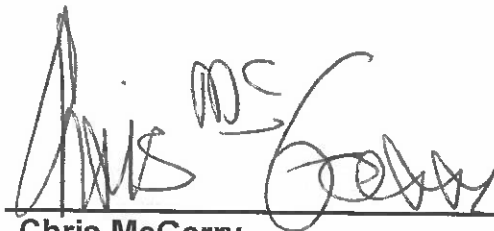


2. The proposed development shall be amended as follows:

The existing roof tiles shall be retained and re-used (or new tiles similar in colour and form shall be used, if the existing tiles are deemed not re-usable) to cover the rear facing façade wall of the dormer. The side façade wall shall be completed in render matching the existing side wall of the dwelling.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

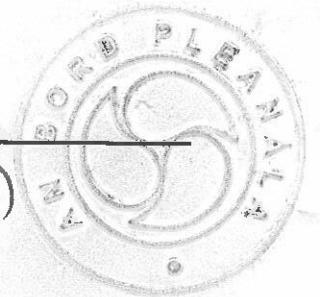
Reason: In the interest of visual amenity.



Chris McGarry

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 29th day of July 2022.