



An
Bord
Pleanála

Board Order ABP-313453-22

Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: FW22B/0015

Appeal by Frank McGrath of 26 Hollywoodrath Crescent, Hollystown, Dublin against the decision made on the 5th day of April, 2022 by Fingal County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Conversion of existing second floor attic into a habitable space to facilitate two new bedrooms and en-suite. Works will include alterations to existing first floor layout to facilitate new access stair and the installation of four new roof lights to the front elevation, six new roof lights to the rear elevation and one new window to the gable elevation. It is also proposed to widen the existing single gate to the side of the property to incorporate a new double gate and all associated site works, all at 26 Hollywoodrath Crescent, Hollystown, 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, as amended, to REMOVE condition number 2 and the reason therefor.

Reasons and Considerations

Having regard to the location of the site in a developing residential area, the surrounding pattern of existing and permitted development, and the limited nature and scale of the proposed development, it is considered that the imposition of condition number 2 is not warranted and that the proposed development would not seriously injure the residential or visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.



Mick Long

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 20 day of February, 2023.