

Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: FW22B/0023

Appeal by Sandra Burgess care of RS Consulting Engineers of 26a Maywood Lawn, Raheny, Dublin against the decision made on the 26th day of April, 2022 by Fingal County Council to grant subject to conditions a permission to the said Sandra Burgess in accordance with plans and particulars lodged with the said Council.

Proposed Development: Attic conversion along with rear dormer with flat roof and two number rooflights to front at 4 Deerhaven Avenue, Clonee, 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 **AMEND** condition number 2 so that it shall be as follows for the reason set out.

2. The external finishes of the proposed dormer shall be agreed, in writing, with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

Reasons and Considerations

The application site is in an area zoned 'to provide for residential development and protect and improve residential amenity' in the Fingal County Development Plan 2017-2023. The proposed development comprises a modest extension to an existing house with the aim of providing additional residential accommodation within the footprint of an existing house. It is considered that, subject to the use of satisfactory external finishes, the amendments to the rear dormer extension and the omission of the front facing roof lights required by condition 2 (a) and 2(c) of the planning authority's grant of permission are not required to protect the visual and/or residential amenity of the area. Therefore, an amended condition 2 should be attached as set out above.

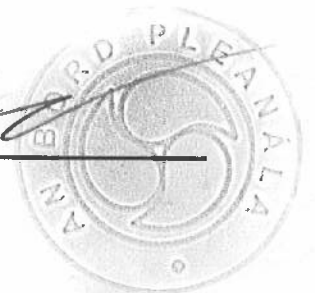


Stephen Brophy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board



Dated this *20* day of *February* 2023