

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

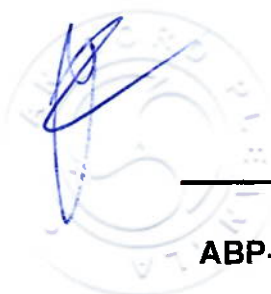
Planning Register Reference Number: F22B/0183

APPEAL by Jason and Sinead Martin care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 17th day of October, 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: Attic conversion with dormer window to rear at 7 Warren Green, Baldoyle, 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 proposed dormer shall be set 100 millimetres below the ridge level of the existing dwelling.

Reason: In the interest of visual amenity.

Reasons and Considerations

Having regard to the design guidance in the Fingal County Development Plan 2023-2029 and the functionality of the proposed extension and the fact that the structure would not be visible from the public road, would not cause undue overlooking and would not seriously injure the residential or visual amenities of the area, it is considered that a dormer extension of reduced height would not seriously injure the residential or visual amenities of the area.



Joe Boland

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

Dated this *23rd* day of *November* 2023.