

An
Bord
Pleanála

Board Order
ABP-315262-22

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F22B/0202

Appeal by Hugh and Clotilde Grennan care of Jonathan Wormald of Unit 2, Old Quay Mews, Strand Road, Sutton, Dublin against the decision made on the 7th day of November, 2022 by Fingal County Council to refuse permission.

Proposed Development: Retention of modifications to previously approved planning register reference number F21B/0253 to retain the increased size to the dormer structure and glazing element to the rear of the existing dwelling, all at second floor level, all at 312 Sutton Park, Sutton, 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 zoning objective of the area, and the design, layout and scale of the development proposed for retention, it is considered that, subject to compliance with the conditions set out below, the retention of the proposed development would not seriously injure visual amenities, the established character or the appearance of the area and would not materially contravene the Fingal County Development Plan 2023-2029. The retention of 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, retained 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 conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be carried out, retained and completed in accordance with the agreed particulars.

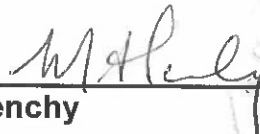
Reason: In the interest of clarity.

2. The glazed area of the dormer structure shall be reduced in size to that required under condition number 2(b) of planning register reference number F21B/0253, that is, 1.8 metres (wide) by 1.1 metres (high). This work shall be carried out within six months of the date of this Order.

Reason: In the interest of the residential amenity of the surrounding properties and the sustainable development of the area.

3. The dormer structure shall be painted to match the colour of the existing roof.

Reason: In the interests of the visual and residential amenity of the surrounding properties and the sustainable development of the area.



Mary Henchy

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

Dated this *28* day of *June* 2023.