



Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: F22B/0234

Appeal by Simon and Christina Knowles care of O'Neill Town Planning of Oakdene, Harbour Road, Howth, County Dublin against the decision made on the 30th day of January, 2023 by Fingal County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: The replacement of the existing first dormer window with a new increased size dormer and additional windows, replacement of existing porch with a new single storey flat roof structure and minor alterations to the fenestration, all to the front elevation to 27 South Hill, Sutton, 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 to REMOVE condition number 3 and the reason therefor.

Reasons and Considerations

Having regard to the provisions of the Fingal County Development Plan 2023 - 2029, including the zoning objective for the site ('RS – Residential'), which seeks to provide for residential development and protect and improve residential amenity; it is considered that, the imposition of condition number 3 is not warranted. The proposed development would not seriously injure the visual or residential amenities of the area, or of property in the vicinity, and would be acceptable in terms of architectural design. 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 *21* day of *June* 2023