



An  
Bord  
Pleanála

Board Order  
ABP-317123-23

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## Planning and Development Acts 2000 to 2022

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: FW23B/0020**

**Appeal** by Niamh Malone care of DRB Design of 74 Lambourn Park, Clonsilla, Dublin against the decision made on the 20th day of April, 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:** Conversion of attic storage including changing the existing hipped end roof at a gable end roof, a dormer window to the rear, a velux rooflight to the front, removal of an existing window to the side and a window to the new gable wall at 59 Saint Mochta's Green, Clonsilla, 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 REMOVE condition number 2 and the reason therefor.

## Reasons and Considerations

The proposed development comprises a modest dormer extension to an existing house in an area zoned for residential development in the Fingal County Development Plan 2023-2029. Balancing the necessity to protect the visual and residential amenity of the area and the utility of the proposed dormer extension in improving the residential accommodation on-site, it is considered that the amendments required in condition number 2 are not necessary to protect the visual and residential amenity of the area and would unnecessarily diminish the utility of the proposed dormer extension. Accordingly, condition number 2 of the planning authority's decision shall be removed.



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**Joe Boland**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

Dated this 1<sup>st</sup> day of September 2023.