

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

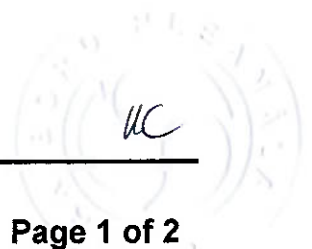
Planning Register Reference Number: F23A/0076

APPEAL by Clive Barry of 15 Dun Emer Court, Lusk, County Dublin against the decision made on the 13th day of June, 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: Construction of a single storey granny flat extension to the side of the existing house and all ancillary works, all at 15 Dun Emer Court, Lusk, County 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 ATTACH condition number 2 and the reason therefor.



Reasons and Considerations

Having regard to the nature of the proposed development, it is considered that the removal of the proposed entrance and the requirement to access the family flat from within the main dwellinghouse would be in accordance with the requirements of Section 14.10.3 of the Fingal County Development Plan 2023-2029 which sets out the specific requirements for development of the type proposed and would, therefore, be in accordance with the proper planning and sustainable development of the area.



Una Crosse

Member of An Bord Pleanála

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

Dated this *27th* day of *October* 2023.

