



An  
Bord  
Pleanála

Board Order  
ABP-317856-23

## Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F23A/0333.

**Appeal** by Kevin and Alison Lynn of 8 Boromhe Blackthorn, Swords, County Dublin against the decision made on the 4<sup>th</sup> day of August, 2023 by Fingal County Council in relation to the application by Kevin and Alison Lynn for permission for development comprising retention development consisting of changes to previous approved planning reference F04B/0274. The retention changes are a partial ground floor only extension to the rear of the existing house. Part of the side/rear elevation gutter line is higher than the existing house gutter line. Planning permission will consist of a new flat dormer roof to the rear of the existing house roof and all ancillary works, in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for the retention of the partial ground floor rear extension and for the gutter line alignment to the side/rear elevation subject to specified conditions and to refuse permission for the proposed flat roof dormer extension to the rear of the existing house).

## 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.

**An amendment to this  
Board Order has been made**

**Dated** ABP-317856-23  
02/04/2025

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**Signed: Secretary**

*Eileen Wynn*

## Reasons and Considerations

Having regard to the nature and scale of development, it is considered that, subject to compliance with the conditions set out below, the retention of the proposed gutter alignment and partial ground floor rear extension would not seriously injure the visual or residential amenity of property in the vicinity.

In not sharing the view of its Inspector, the Board considered that the proposed dormer extension at the rear, by reason of its scale, form and design would not be visually obtrusive on the streetscape or out of character with the pattern of development in the vicinity and would not seriously injure the visual and residential amenities of the area. The proposed development as well as the development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

An amendment to this  
Board Order has been made

Dated 02/04/2025

Signed: Secretary 

2. The entire premises shall be used as a single dwelling unit apart from such use as may be exempted development for the purposes of the Planning and Development Regulations 2001, as amended.

**Reason:** To prevent unauthorised development.



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**Joe Boland**

**Member of An Bord Pleanála**

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



Dated this 14<sup>TH</sup> day of May 2024.

An amendment to this  
Board Order has been made

Dated 02/04/2025

Signed: Secretary 