



An  
Bord  
Pleanála

## Board Order ABP- 318404-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F23A/0526**

**Appeal** by Conor and Caroline O'Beirne of Green Ivies, Thormanby Road, Howth, County Dublin against the decision made on the 12<sup>th</sup> day of October, 2023 by Fingal County Council to refuse permission for the proposed development.

**Proposed Development:** Permission for the conversion of attic space to storage space, the works to include a dormer extension to the front roof elevation with a second dormer to the northeast facing roof gable, at Green Ivies, Thormanby Road, Howth, County Dublin.

### Decision

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## Reasons and Considerations

Having regard to the scale and bulk of the proposal, contradictions about the intended use of the attic storey, and lack of compliance with the relevant design guidance set out in the Fingal County Development Plan 2023-2029, it is considered that the proposed development would seriously injure the residential amenity and would, therefore, be contrary to the proper planning and sustainable development of the area.

*Eamonn James Kelly*

**Eamonn James Kelly**

**Member of An Bord Pleanála**

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



Dated this *24<sup>th</sup>* day of *June*, 2024