

An
Bord
Pleanála

Board Order ABP-319223-24

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F23A/0766

Appeal by Constantin and Jeni Salop care of Moda Architects of 399 South Circular Road, Rialto, Dublin against the decision made on the 9th day of February, 2024 by Fingal County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

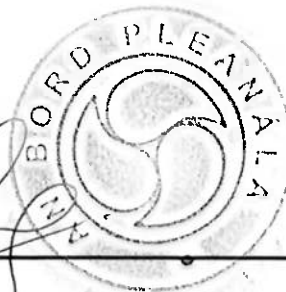

Proposed Development: Retention of existing unauthorised dormer roof extension to rear of two storey semi-detached dwelling with modifications to existing fenestration at 50 Carlton Court, Swords, County Dublin.

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 to ATTACH condition number 3 and the reasons therefor.

Reasons and Considerations

Having regard to the zoning objective RS of the Fingal County Development Plan 2023-2029 and the policies and guidance in that Plan, in relation to the design of roof extensions and also having regard to the previous decision of the Board (ABP-310248-21), it is considered that condition number 3 is warranted. The rear dormer, as proposed, by reason of its scale, seriously injures the residential and visual amenities of property in the vicinity and sets an undesirable precedent.



Mick Long

Member of An Bord Pleanála

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

Dated this 29th day of August 2024.