



An
Bord
Pleanála

Board Order ABP-319323-24

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F24A/0021

Appeal by Colin and Victoria Healy of 113 Ardilaun, Portmarnock, County Dublin against the decision made on the 7th day of March, 2024 by Fingal County Council to refuse permission.

Proposed Development: Proposed new dormer roof to the side and rear of the existing house roof. New flat roof dormer to rear to connect with side dormer. A new window at side dormer and two number new windows in rear dormer and all ancillary works, all at 113 Ardilaun, Portmarnock, County Dublin.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

Having regard to the RS zoning objective of the area which seeks to provide for residential development while protecting and improving existing residential amenity, it is considered that, by reason of its design, location and scale, the proposed dormer extension would constitute a visually dominant element which would be visually obtrusive when viewed from adjoining streets and public areas, would negatively impact upon the visual and residential amenities of property in the vicinity, would contravene Objective SPQHO45 and Section 14.10.2.5 of the Fingal County Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.

The image shows a handwritten signature in black ink, which appears to read 'Liam McGree'. To the right of the signature is the official seal of An Bord Pleanála, which is circular and contains the text 'AN BORD PLEANÁLA' around the perimeter and a stylized logo in the center.

Liam McGree

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this 24 day of SEPTEMBER 2024.