



An  
Bord  
Pleanála

## Board Order ABP-319844-24

### Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F24A/0238

**Appeal** by Seamus Hyland care of David Winston of 24 Ventry Park, Cabra, Dublin against the decision made on the 8<sup>th</sup> day of May, 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:** The conversion of the existing attic storage to a bedroom and en-suite, to include a new dormer roof to the front, a new dormer roof and velux window to the back, alterations to existing solar panels, internal modification and all associated site works at 13 The Avenue, Robswall, Malahide, 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 REMOVE condition number 2 and the reason therefor.

## Reasons and Considerations

Having regard to the residential land use zoning of the site, the pattern of development in the area, the nature and scale of the proposed development and dormer extensions which have been recently permitted by the planning authority in the immediate vicinity of the site, it is considered that the amendments to the front and rear dormer extensions required by condition number 2 are not required to protect the visual and residential amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.



**Declan Moore**

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

**Dated this 10<sup>th</sup> day of October 2024**