

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F24A/0330

Appeal by John Murphy care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 30th 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: Alterations to existing hip roof to create extended ridgeline with gable roof to side to accommodate attic stairs to allow conversion of the attic into a non-habitable storage with dormer to rear roof and roof windows to front roof and gable window to side all with associated ancillary works, all at 9 Beverton Way, Turvey Avenue, Donabate, 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, as amended, to **AMEND** condition number 3(a) so that it shall be as follows for the reason set out.

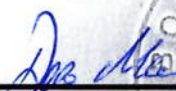
3. (a) The proposed rear dormer shall have a maximum width of 3.9 metres and shall be consistent with drawing number 2559/PLN/01 received by An Bord Pleanála on the 4th day of November, 2024, a copy of which shall be submitted to the planning authority prior to commencement of development.

Reason: In the interest of the proper planning and sustainable development of the area.

Reasons and Considerations

Having regard to the location and context of the site and the provisions contained in Section 14.10.2.5 (Roof Alterations including Attic Conversions and Dormer Extensions) of the Fingal County Development Plan 2023-2029, it is considered that an amendment to condition number 3(a) would be appropriate and would 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 26th day of November 2024.