



Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F24A/0397

Appeal by Andrejs Sentiscevs-Samoilovs of 21 Taylor Hill Crescent, Balbriggan, County Dublin against the decision made on the 19th day of June 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: Construction of single storey extension to side and rear of the existing dwelling, new pedestrian side entrance gate on the east facing boundary wall and all associated site works at 21 Taylor Hill Crescent, Balbriggan, 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 2(a) and the reasons therefor.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the pattern of development in the area and the provisions of the Fingal Development Plan 2023-2029, it is considered that the modification to the proposed development, as required by the planning authority in its imposition of condition number 2(a), is warranted, as condition number 2(a) provides for a reduction of the side extension and boundary wall to set it behind the existing ground floor side gable window which is consistent with Objective DMSO4 and Section 14.10.2 of the development plan in terms of integrating into the streetscape and in the interest of visual amenity.

In deciding not to accept the recommendation of the Inspector, the Board had regard to the size and overall extent of the side and rear extensions and the planning authority report regarding the streetscape in the area, the proposed blank façade at ground level and a blind spot at the corner location and considered it would be contrary to Section 14.10.2, Residential Extensions, of the Fingal County Development Plan 2023-2028 and create an undesirable precedent in the area.



Marie O'Connor

Member of An Bord Pleanála

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

Dated this 13 day of November 2024.