



An
Bord
Pleanála

Board Order ABP-320494-24

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: FW24A/0225

Appeal by Dominic and Jen O Donoghue care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 9th day of July, 2024 by Fingal County Council to refuse permission.

Proposed Development: Proposed dormer roof extension to rear and conversion of attic into accessible storage space, proposed alterations to existing roof but existing ridge height is maintained and associated site works, all at 12 Mulberry Crescent, Castleknock, Dublin.

Decision

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

Reasons and Considerations

It is considered that, by reason of its excessive scale and bulk at this prominent location, the proposed development would contravene Section 14.10.2.5 (Roof Alterations including Attic Conversions and Dormer Extensions) of the Fingal Development Plan 2023-2029, would seriously injure the amenities of the area, and would set an undesirable precedent for similar development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board, having considered the details of the file, noted that the proposed development did not meet the requirements of Section 14.10.2.5 of the Fingal Development Plan 2023-2029 which states that dormer extensions should be 'set down from the existing ridge level so as not to dominate the roof space.' The Board disagreed with the Inspector's opinion that the proposed development would not dominate the roof space and disagreed that the scale of the proposed dormer would be acceptable. The Board shared the opinion of the planning authority that the proposed development, by reason of its excessive scale and bulk at this prominent location, would contravene Section 14.10.2.5 of the Fingal Development Plan 2023-2029.




Mary Rose McGovern

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

Dated this 11 day of November 2024.