

An
Bord
Pleanála

Board Order ABP-320529-24

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: FW24A/0230

Appeal by Mivlian Idrisov and Stakhzada Daujliatova care of Stephen Neville SNDdesign of 1 Rahillion Way, Donabate, County Dublin against the decision made on the 15th day of July, 2024 by Fingal County Council to refuse permission.

Proposed Development: Retention of alterations previously approved under planning register reference number FW22A/0032. Alterations include increase in floor area to single storey extension to rear. Permission to reduce dormer to rear roof by separating and reducing dormer into two number smaller dormers all with associated ancillary works, all at 33 Ingleswood Road, Clonsilla, Dublin.

Decision

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

Reasons and Considerations

Having regard to the pattern of development in the area and the scale of the development proposed to be retained and the proposed development, it is considered that, by reason of its scale, dimensions, bulk, dominance and massing, the development proposed to be retained and the proposed development would seriously injure the visual and residential amenities of the area, would be contrary to Objective SPQH045 (Domestic Extensions) and Development Management Standards in Section 14.10.2.5 (Roof Alterations including Attic Conversions and Dormer Extensions) of the Fingal County Development Plan 2023-2029, and would set a precedent for inappropriate development in the vicinity of the site. The development proposed to be retained and proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

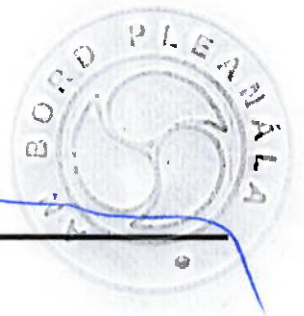
In deciding not to accept the Inspector's recommendation to grant permission, the Board, in agreement with the planning authority, considered that the development proposed to be retained, by reason of excessive scale and extent, would not be in accordance with the condition attached by the planning authority in the previous grant of permission in order to protect residential amenity in accordance with Objective SPQH045. The Board shared the concerns of the planning authority that the impact of this aspect of the development on the quantum of private open space available to the dwelling was unclear based on the documentation available. In relation to the proposed development, the Board, in agreement with the planning authority, considered that the impact of the addition of two dormer extensions on this prominent corner site would not be in accordance with the criteria set out in the Development Management Standards under Section 14.10.2.5, would be overly dominant, and would have an excessive visual impact on the character of the area and the privacy of adjacent properties.



Martina Hennessy

Member of An Bord Pleanála

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



Dated this 9th day of December 2024.