



Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: FW24A/0493E

Appeal by Paula Fay care of Raymond McGinley Architects of 43 Sycamore Avenue, Castleknock, Dublin against the decision made on the 22nd day of January, 2025 by Fingal County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission is sought for the re-modelling of the existing roof to change the hipped design to a gabled design, including a dormer window at the front and rear of the roof and a projecting structure at the side of the house to accommodate the stair to the attic from the first floor and all associated site works at 33 Sycamore View, Castleknock, 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 3 (a), (b), (d) and (e) only and the reasons therefor and to AMEND condition number 3 so that it shall be as follows for the reasons set out.

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3. The proposed development shall be amended as follows:

The proposed dormers shall be centred on the respective roof plane.

Reason: In the interests of residential and visual amenity.

Reasons and Considerations

Having regard to the existing dwelling on site, it is considered that the proposed extensions/alterations, subject to the removal of condition number 3(a), (b), (d) and (e), would be compatible with the structure, would not seriously injure the visual amenities of the area or the residential amenities of adjoining properties and would, therefore, be in accordance with the proper planning and sustainable development of the area.


Marie O'Connor

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

Dated this 22 day of May 2025.