

An
Coimisiún
Pleanála

Commission Order
ABP-322288-25

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: FW25A/0028

Appeal by Lisa Foran and David Bernie care of Stephen Molloy Architects of 12 Saint Brigid's Shopping Centre, Main Street, Blanchardstown, Dublin against the decision made on the 19th day of March, 2025 by Fingal County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

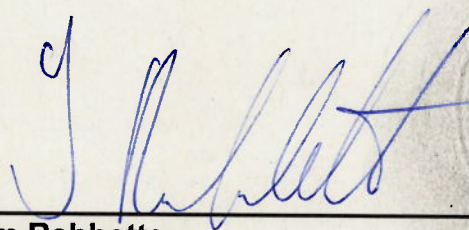
Proposed Development: A dormer window extension to the rear and a flat window to the front roof surface, both at attic floor level at 23 Burnell Park Green, Castleknock, Dublin.

Decision

Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission 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 REMOVE condition number 2 and the reason therefor.

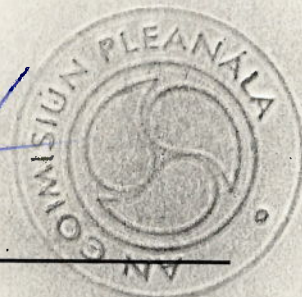
Reasons and Considerations

Having regard to the residential land use zoning for the site, the pattern of development in the area, the significant rear and side extensions already added to the subject dwelling, and the remaining generous garden area, it is considered that, by reason of its limited scale, nature and design, and its location with respect to adjoining properties, the proposed dormer extension would not detract from the character of the dwelling and would not seriously injure the amenities of the area or of property in the vicinity by reason of overlooking or loss of privacy.



Tom Rabbette

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission**



Dated this

22nd

day of

July

2025.