



An
Coimisiún
Pleanála

Commission Order
ABP-322609-25

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: FW25A/0111E

Appeal by George Venkov care of House and Extension Plans of 77 Camden Street Lower, Saint Kevin's, Dublin against the decision made on the 13th day of May, 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: Attic conversion for storage featuring a rear dormer, two front-facing Velux windows, a rear Velux window, and a new gable window on the side, all at 13 Luttrellpark Court, Sheepmoor, 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 planning history of the area, the location of the site and the scale of the proposed dormer relative to its surrounding residential area, it is considered that the development, as proposed, would not contravene the zoning objective of the area, as set out in the Fingal County Development Plan 2023-2029, and would not seriously injure the amenities of property in the vicinity. The omission of condition number 2 of the planning authority's decision is warranted in this regard as it is not necessary and the development, as proposed, would be in accordance with the proper planning and sustainable development of the area.

Eamonn James Kelly

Eamonn James Kelly

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission

Dated this *22nd* day of *September*, 2025.

