



An
Bord
Pleanála

**Board Direction
PL06F.248580**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19th September 2017.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the zoning Objective "RS - Residential" for the area as set out in the Fingal County Development Plan 2017-2023 and the pattern of residential development in the area, it is considered that, subject to compliance with the Conditions set out below, the proposed development would be in accordance with the provisions of the Development Plan and would not seriously injure the amenities of the St. Fintans Road neighbourhood or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following Conditions. Where such Conditions require details to be agreed with the Planning Authority, the developer shall agree such details in writing with the Planning Authority prior

to commencement of development, and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows :
 - (a) omit the side panels of the proposed rear window serving the attic and replace with solid wall
 - (b) the sill height of the rear attic window shall be sited no greater than 1.2m below the apex of the existing roof
 - (c) the roof lights on the eastern roofslope shall be non-openable

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development.

Reason: In the interests of visual and residential amenity.

3. Any attic floorspace not compliant with Building Regulations in relation to habitable standards shall not be used for human habitation.

Reason: To clarify the extent of the permission.

4. The existing dwelling and attic conversion, shall be occupied and used as a single residential unit, apart from such use as may be exempted development for the purposes of the Planning and Development Regulations 2001 (as amended).

Reason : In the interest of clarity and to restrict the use of the extension in the interest of residential amenity.

5. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0900 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

Board Member

Date: 22nd September 2017

Eugene Nixon