



An
Bord
Pleanála

Board Direction
BD-003178-19
ABP-303635-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/05/2019.

The Board decided to make a split decision, to

- (1) grant permission for the proposed single storey rear extension, for the following reasons and considerations (1) and subject to the following conditions and
- (2) refuse permission for the proposed roof alterations, generally in accordance with the Inspector's recommendation, for the following reasons and considerations (2).

Reasons and Considerations (1)

Having regard to the form and character of the established dwelling on the site, to the design and scale of the proposed single storey rear extension, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the provisions of the current Fingal Development Plan. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The Conditions of permission Reg.Ref. FW17A/0093 shall be complied with, except as may otherwise be required in order to comply with the following conditions below.

Reason: In the interest of clarity

2. This Permission is granted only for that part of the development entailing the construction of the ground floor extension to the rear of the house only, and shall be carried out in its entirety in accordance with the plans and particulars submitted.

Reason: In the interest of clarity.

3. The external finishes of the extension shall match those of the existing dwelling.

Reason: In the interest of visual amenity.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

Reason: To ensure adequate servicing of the development, and to prevent pollution.

Reasons and Considerations (2)

The proposed development comprising roof alterations to the permitted dwelling (Reg.Ref. FW17A/0093) would produce a substandard form of development and would result in an unsatisfactory standard of residential amenity for future occupants of the house by reason of inadequate floor to ceiling height. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member:

Date: 30/05/2019

Michelle Fagan