



An
Bord
Pleanála

Board Direction
BD-003126-19
ABP-303859-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/05/2019.

The Board decided to grant permission for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the form and character of the established dwelling on the site, to the design and scale of the roof alterations to include change of hipped roof to gable and the provision of a large box dormer at the rear and the proposed single storey front extension, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual 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.

In deciding not to accept the inspectors recommendation to refuse the roof alterations to include change of hipped roof to gable and the provision of a large box dormer at the rear the Board did not accept that the proposed works would appear overly dominant on this corner site and considered it would constitute appropriate infill development.

Conditions

1. Plans and particulars.

Reason: In the interest of clarity.

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

Reason: In the interest of visual amenity.

- 3 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.

Board Member

Date: 23/05/2019

Paul Hyde