



An
Bord
Pleanála

Board Direction
BD-004352-19
ABP-304955-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2019.

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 provisions of the Fingal Development Plan 2017 – 2023, the nature, scale and extent of the proposed development and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenity of neighbouring property. 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, as amended by the further plans and particulars submitted on the 30th May 2019, 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 attic space shall be used as storage / non-habitable space only.

Reason: To clarify the extent of permission.

3. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

4. The house and proposed extension shall be used as a single dwelling unit.

Reason: In the interest of residential amenity.

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

Reason: In the interest of public health.

6. The proposed extension shall be constructed so that it does not overhang the right of way driveway shared with the neighbouring dwelling to the rear / south of the site.

Reason: In the interest of residential amenity.

7. Site development and building works shall be carried out between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.

8. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining shared driveway is kept clear of debris, soil and other material and, if the need arises for cleaning works to be carried out on the adjoining shared driveway, the cleaning works shall be carried out at the developer's expense.

Reason: To ensure that the adjoining shared driveway is kept in a clean and safe condition during construction works in the interest of orderly development.

Board Member

Date: 23/10/2019

Michelle Fagan