



An
Bord
Pleanála

Board Direction
BD-006299-20
ABP-307249-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/08/2020.

The Board decided to make a split decision, to

grant permission, for the following reasons and considerations and subject to the following conditions for

- (1) The insertion of a window at first floor level to side elevation with obscure glazing and vertical fin screen;
- (2) Change of external finish of part of proposed extension to rear from render finish to brick;
- (3) Change of dimensions and materials of first floor level window at rear elevation of extension.

Reasons and Considerations

Having regard to the provisions of the Fingal County Development Plan 2017 to 2023, the residential zoning of the site and its setting, together with the nature, scale and extent of the proposed development, it is considered that, subject to the conditions set out below, that the proposed development would not seriously injure the residential or visual amenities of the area and, therefore, would 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 17th day of January, 2020, 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 the 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 provision of the opaque glazing and timber fins in the side elevation shall be maintained thereafter in a manner consistent with the details agreed with the Planning Authority.

Reason: In the interest of visual amenity.

and

- (2) refuse permission for for the addition of a lantern rooflight to existing roof structure

for the following reasons and considerations.

Reasons and Considerations

Having regard to the location of No. 5 Muldowney Court, in a residential streetscape characterised by its coherent and uniform design, built-form, massing and design, the proposed roof lantern would result in a built insertion that would fail to respect and harmonise with its streetscape context, it would be visually obtrusive in its setting and it would establish an undesirable precedent for similar development in its vicinity. This would be contrary be contrary to Objective DMS44 of the Fingal County Development Plan, 2017-2023, which only permits such interventions where no negative impact arises to the identified residential character of an area which has an identifiable residential character through its design which provides the area with a sense of place and distinctiveness. For these reasons, the proposed development seriously injure the

visual amenities of the area and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member:

Date: 20/08/2020

Terry Prendergast

Note: The Board considered the palette of materials proposed by the applicant to be acceptable and in accordance with the residential and visual amenities of the area.