



An
Bord
Pleanála

Board Direction
BD-007471-21
ABP-308662-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/02/2021.

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 residential land use zoning, to the form and character of the established dwelling on the site, to the design and scale of the roof alterations to include the provision of a flat roofed dormer at the rear, 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 County Development Plan. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Board noted that the planning authority had decided to refuse permission in part because it was considered that the proposed development would constitute a material contravention of the Development Plan. However, having regard to the provisions of Section 37(2)(b) of the Planning and Development Act, 2000, as amended, and having regard to the pattern of the development and permissions granted in the area since the making of the Development Plan, the Board considered that planning permission should be granted for the proposed development.

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. (a) The external finishes of the dormer window extension including the fenestration shall match that of the existing dwelling.

(b) The ridge height of the proposed dormer window extension shall not exceed and shall be lower than the ridge height of the existing house.

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 and services.

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

Board Member

Date: 03/02/2021

Paul Hyde