

**An
Bord
Pleanála**

**Board Direction
BD-008922-21
ABP-310248-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/08/2021.

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 provisions of the Fingal County Development Plan 2017 to 2023, and the design and scale of the dormer, first floor and ground floor extensions to the rear it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the residential or visual amenities of the area or of property in the vicinity. The development proposed for retention would, therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to issue a split decision, the Board considered that a condition to reduce the size of the dormer extension and the window within the dormer extension, would be acceptable in terms of impact upon the residential amenity of neighbouring property, would not set an undesirable precedent, and would be in accordance with the provisions of the development plan.

Conditions

1. The development shall be retained 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 and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The width of the dormer roof extension shall be reduced to a maximum of 3.5m and window shall be reduced to 1.5m. Details including a timeline for completion shall be submitted to and agreed in writing with the planning authority.

Reason: To protect the amenity of neighbouring property.

3. The landing and bathroom windows on the side elevation shall be permanently fitted with obscure glazing, within 6 months of the grant of retention permission.

Reason: In the interest of privacy and visual amenity.

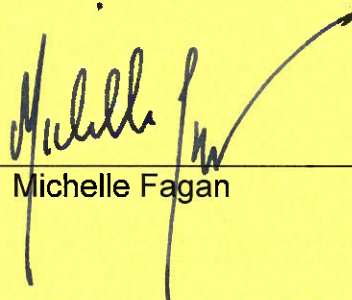
4. The extension shall be provided with noise insulation to an appropriate standard, having regard to the location of the site within Dublin Airport Noise Zone D.

Reason: In the interests of proper planning and sustainable development and residential amenity.

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

Reason: In the interest of public health and to ensure a proper standard of development.

Board Member



Michelle Fagan

Date: 18/08/2021