

An
Bord
Pleanála

Board Direction
BD-011010-22
ABP-313015-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/07/2022.

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 relevant provisions of the Fingal County Development Plan, 2017-2023, the modest scale of the proposed development and subject to the conditions set out below, it is considered that the proposed development would not seriously injure the residential and visual amenities of the area and would otherwise constitute an acceptable form of development at this location. 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, 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.

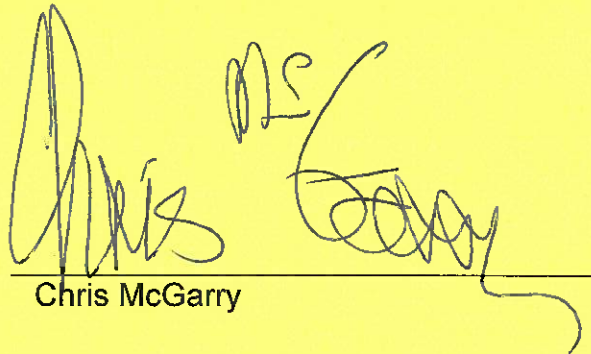
2. The proposed development shall be amended as follows:

The existing roof tiles shall be retained and re-used (or new tiles similar in colour and form shall be used, if the existing tiles are deemed not re-usable) to cover the rear facing façade wall of the dormer. The side façade wall shall be completed in render matching the existing side wall of the dwelling.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual amenity.

Board Member



Chris McGarry

Date: 20/07/2022