



An  
Bord  
Pleanála

**Board Direction**  
**BD-015649-24**  
**ABP-317676-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/02/2024.

The Board decided to make a split decision, to

- (1) grant permission for the porch extension and vehicular access for the following reasons and considerations and subject to the following conditions

### **Reasons and Considerations**

Having regard to the design, layout and scale 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 visual amenities, character of the area or residential amenity of property in the vicinity. 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. Before commencement of development, revised drawings shall be submitted for the agreement of the planning authority setting out comprehensive landscaping proposals including boundary treatment relating to the proposed vehicular entrance and associated off-street parking which should also include an appropriate railing to facilitate both vehicle and pedestrian access.

**Reason :** In the interests of residential amenity and pedestrian safety.

3. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Any relocation of utility infrastructure shall be agreed with the relevant utility provider. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

**Reason:** In the interests of visual and residential amenity.

4. Surface water runoff shall be discharged on site and shall not be allowed to discharge onto the public road or any adjoining properties.

**Reason:** In the interest of public health and surface water management

5. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Saturdays inclusive, and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential

**and**

(2) refuse permission for the proposed dormer extension generally in accordance with the Inspector's recommendation, for the following reasons and considerations

It is a requirement of Section 14.10.2.5 of the Fingal County Development Plan in relation to Roof Alterations including Attic Conversions and Dormer Extensions that dormer extensions "shall be set back from the eaves, gables and/or party boundaries and shall be set down from the existing ridge level so as not to dominate the roof space". The proposed dormer extension is excessive in scale featuring a ridge higher than the ridge height of the existing dwelling rendering the extension visible from the public area and being contrary to the stated provisions of section 14.10.2.5. The proposed development would be contrary Development Plan policy, would set an undesirable precedent for similar development in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member:**



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Joe Boland

**Date:** 01/03/2024