

An
Bord
Pleanála

Board Direction
BD-017075-24
ABP-318534-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/07/2024.

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 Policies, Objectives and development standards in the Fingal County Development Plan 2023-2029 in respect of extensions to dwellings, the scale of the proposed works relative to the existing dwellings and surrounding dwellings, and the absence of significant negative visual or residential amenity impacts, the Board considers that the proposed development would constitute an acceptable form of development at this location and would not be injurious to property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.


Conditions

1.	<p>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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>This planning permission relates solely to the works described in the statutory notices (Site Notice and Newspaper Notice).</p> <p>Reason: In the interest of clarity</p>
3.	<p>The attic level side gable window shall be fitted with permanently obscured glazing.</p> <p>Reason: To protect the privacy of the adjoining dwelling.</p>
4.	<p>The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture. The front porch shall be finished in brick to match the existing front façade.</p> <p>Reason: In the interest of visual amenity</p>
5.	<p>Surface water drainage arrangements shall comply with the requirements of the Planning Authority for such works and services. Prior to the commencement of development, details of the proposed surface water drainage system shall be submitted to and agreed in writing with the Planning Authority.</p> <p>Reason: In the interest of public health.</p>
6.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400</p>

hours on Saturdays 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 amenities of property in the vicinity.

Board Member



Joe Boland

Date: 23/07/2024