



An
Bord
Pleanála

Board Direction
BD-017827-24
ABP-319761-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/10/2024.

The Board decided to make a split decision, to

- (1) grant permission, subject to conditions, for the attic conversion to the main roof for storage purposes, alterations of the hip profile to the gable at side, provision of a dormer window to the rear roof slope, and internal modifications at first floor level

for the reasons and considerations marked (1) under and subject to the conditions set out below, and

- (2) refuse permission for the retention of a 2.1m high side boundary wall adjacent to the public footpath

for the reasons and considerations marked (2) under.

Reasons and Considerations

- (1) Having regard to the RS residential zoning objective of the Fingal County Development Plan 2023-2029 the Board considered that, subject to compliance with the conditions set out below, the proposed development would not have an adverse impact on the residential and visual amenities of the area and the

proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

- (2) Having regard to the requirements of Section 14.17.6 (Road Safety) and Objective DMSO118 of the Fingal County Development Plan 2023-2029 which aims to avoid the creation of traffic hazards, the Board considered that the development proposed for retention would significantly reduce the sightlines and pedestrian-vehicular intervisibility at the vehicular entrance to the neighbouring property directly to the west and would create a traffic hazard and, therefore, would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission for the retention of a 2.1m high side boundary wall adjacent to the public footpath the Board considered that notwithstanding the configuration of other walls in the immediate area, in this instance the wall's configuration would significantly diminish the sightlines and pedestrian-vehicular intervisibility at the vehicular entrance to the neighbouring property directly to the west for both pedestrians using the public footpath and for a vehicle exiting from the property.

Conditions

1. The development shall be retained, 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 retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. The disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

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

Board Member:



Mary Gurrie

Date: 10/10/2024