



An
Bord
Pleanála

Board Direction
BD-018568-25
ABP-320743-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/01/2025.

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 specific wording of Condition No. 2 of planning register ref. FW23B/0028 which allowed for a pitched roof which ties into the existing roof of the dwelling, and also having regard to the provisions of the Fingal County Development Plan 2023-2029, including the zoning objective for the site ('RS – Residential'), which seeks to provide for residential development and protect and improve residential amenity; it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area, or of property in the vicinity and would provide an acceptable standard of amenity for future residents. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

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. (a) The external colour finish of the proposed box dormer shall match that of the existing colour of the rear roof profile of the house. The modifications shall be implemented within three months of the date of this Order.
- (b) Details of the materials, colours and textures of all the external finishes of the development shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this Order.

Reason: In the interest of visual amenity.

3. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

Board Member



Tom Rabbette

Date: 02/01/2025