



An
Bord
Pleanála

Board Direction
BD-018998-25
ABP-321187-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/02/2025.

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 policies and objectives of the Fingal County Development Plan 2023-2029 and, in particular, Section 14.10.2.5 which relates to roof alterations, the nature of the proposed development of a dormer window, three rooflights and the change of use from attic to games room, to a dwelling under construction and located in an area with a zoning objective RS – Residential, which seeks to '*Provide for residential development and protect and improve residential amenity*', the Board considered that by virtue of its nature and scale, and subject to the conditions below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not seriously injure the development potential of neighbouring property, or seriously injure the value 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. The permission granted includes only the development as shown on the drawing lodged with the application (Project JHO52424 Drawing No. 1 of 1).

Reason: In the interest of clarity.

3. The proposed development shall be amended as follows;
 - a. The proposed dormer structure shall be set down from the main ridge of the roof by 300mm.

Reason: In the interest of visual impact and orderly development.

4. The proposed extension shall be provided with noise insulation to an appropriate standard, if required, having regard to the location of the site within Zone B associated with Dublin Airport.

Reason: In the interests of proper planning and sustainable development and residential amenity.

5. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing structure in respect of colour and texture.

Reason: In the interest of visual amenity.

6. 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 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.

7. The site development work and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material.

Reason: In the interests of orderly development and to ensure that the adjoining roadways are kept in a clean and safe condition.

8. Water supply and drainage arrangements, including the attenuation and 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.

Board Member


MaryRose McGovern

Date: 21/02/2025