

An
Bord
Pleanála

Board Direction
BD-019254-25
ABP-321377-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/03/2025.

The Board decided to make a split decision, to

- (1) grant permission, for the following reasons and considerations and subject to the following conditions for provision of the rear extension, subject to the conditions set out below

and

- (2) refuse permission for the retention of the garden room for the reasons and considerations set out below

generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations (1)

Having regard to the provisions of the Fingal County Development Plan 2023-2029, the nature and scale of the rear extension to be retained, it is considered that, subject to compliance with the conditions set out below, the development would be appropriate in terms of scale, form and layout, would not adversely impact on the residential amenity of neighbouring properties, nor impact on the character or visual amenity of the existing residential estate. The development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions:

1. The development shall be carried out, completed and retained in accordance with the plans and particulars lodged with the application, received by the planning authority on the 4th day of October 2024, 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 dwelling and the extension shall be jointly occupied as a single residential unit and shall not be used for any other purpose, including short-term letting, unless authorised by a prior grant of planning permission. The extension shall not be let, sold, or otherwise transferred or conveyed save as part of the dwelling. The principal use of the application site shall remain in private residential use.

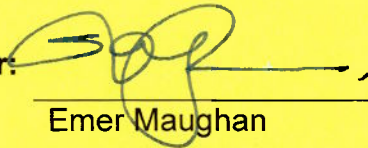
Reason: In the interests of the proper planning and development of the area

Reasons and Considerations (2)

The garden room to be retained when taken in conjunction with the rear ground floor extension and remaining private rear amenity space to serve the existing residential dwelling, constitutes overdevelopment of this restricted site, and due to its scale, height, design, and proximity to the adjoining site boundaries would appear visually overbearing as viewed from the adjoining sites, in particular to the east, and would therefore detract from the residential amenity and character of the area. The development to be retained contravenes Section 14.10.4 'Garden Rooms' of the Fingal Development Plan 2023 - 2029, would set an undesirable precedent for

similar developments in the vicinity and thereby is contrary to the proper planning and sustainable development of the area.

Board Member:



Emer Maughan

Date: 21/03/2025