

An
Bord
Pleanála

Board Direction
BD-019160-25
ABP-321524-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/03/2025.

The Board decided to grant retention 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 Section 14.10.4 of the Fingal County Development Plan 2023-2029 (Garden Rooms), the design, nature and scale of the single storey detached building to the side and rear of the existing dwelling relative to the remaining rear garden area within the curtilage of the site, the limited visual impact in the surrounding area, and the proposed use ancillary to the existing dwelling, the Board considered that subject to the conditions specified below, the development proposed to be retained, would be satisfactory in the context of the visual amenities of the area and the amenities of adjoining property and would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Board also considered that the two Velux windows proposed to be retained, to the front and side of the existing house, will not negatively impact on the residential or visual amenity of the area and are 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. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. No surface water shall be allowed to discharge onto the public road or adjoining properties.

Reason: In the interest of orderly development and public health.

3. The single storey detached structure for retention shall be used only for purposes ancillary to the enjoyment of the existing dwelling, shall not be used for the purposes of a self-contained dwelling unit or for any commercial, business or industrial purposes, and shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling.

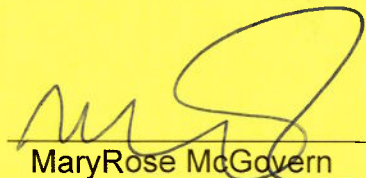
Reason: In the interest of orderly development and residential amenity.

4. No kitchen or bathroom facility shall be included within the single storey detached structure for retention, and revised drawings to this effect shall be submitted to the planning authority within a period of three months of this grant.

Reason: To ensure compliance with Section 14.10.4 of the Fingal County Development Plan 2023-2029.

5. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under Section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme. Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member


MaryRose McGovern

Date: 11/03/2025