

An
Bord
Pleanála

Board Direction
BD-019559-25
ABP-321548-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/04/2025.

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 pattern of development in the area, the design and scale of the proposed development and to the relevant provisions of the *Fingal County Development Plan 2023-2029*, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or the character of the streetscape and would not seriously injure the amenities of nearby dwellings or commercial properties, would not materially contravene development plan objective SPQHO45 (support the extension of existing dwellings of appropriate scale and subject to the protection of residential and visual amenities). This objective, which is considered reasonable, is general in wording and allows for an overall judgement to be made. On the facts of this case it is considered that the scale and form of the alteration to the height of the existing dwelling is modest, and the form of the alteration is considered appropriate at this specific dwelling and would be readily subsumed into the overall townscape at this location. 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 proposed development shall be amended as follows: -
 - a) The number of roof lights within the front roof profile shall be reduced to three (3) in total, each of which shall be sized as per the proposed rooflight over the stairwell.

Revised drawings and details showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual and residential amenities of the area

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

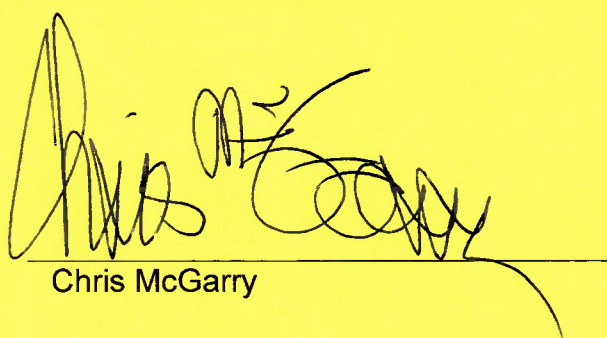
Reason: In the interest of public health.

4. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Friday 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.

Board Member



Chris McGarry

Date: 30/04/2025