

An
Bord
Pleanála

Board Direction
BD-019606-25
ABP-321733-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/05/2025.

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 nature, scale, location, pattern of development in the vicinity and the design of the development to be carried out, it is considered that, subject to compliance with the conditions set out below, the proposed development would comply with the zoning objective for the site, the provisions of Fingal Development Plan 2023 – 2029 in particular policy SPQHP41 (Residential Extensions), objective SPQH045 (Domestic Extension), section 14.10.2 (Residential Extensions), section 14.10.2.3 (Ground Floor Extensions (Rear)); section 14.10.2.4 (First Floor Extensions), and section 14.19.3.3 (Architectural Conservation Areas) of the plan, would not seriously injure the visual or residential amenity of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried 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. The 'garden room' shall be for domestic related uses only, ancillary to the use of the existing dwelling on the application site. These uses shall be as indicated in the plans and particulars submitted to the planning authority at application stage (that is, home office) and shall not be used for human habitation.

Reason: In the interest of clarity and the proper planning and sustainable development of the area

3. The 'garden room' shall not be sold, let or otherwise transferred or conveyed, save as part of the existing dwelling on the site.

Reason: In the interest of clarity and the proper planning and sustainable development of the area

4. (a) The glazing to the bathroom and en-suite window on the northern elevation and the glazing to the southern elevation shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

(b) The boundary wall to Strand Street shall remain as a solid wall, consistent with the properties immediately adjacent to the subject site.

Reason: In the interest of residential amenity and in the interests of the protection of architectural heritage.

5. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interests of sustainable drainage.

6. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

7. Site development and building works required to implement the development shall be carried out only between the hours of 0800 to 1900 Monday to Fridays, 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 adjoining property in the vicinity.

8. 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 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



Emer Maughan

Date: 12/05/2025