

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Fingal County

Planning Register Reference Number: FW15B/0051

An Bord Pleanála Reference Number: PL 06F.245525

APPEAL by Kieron and Claire Hogan care of T. J. Gallagher and Company of 85 Castleknock Park, Castleknock, Dublin against the decision made on the 2nd day of September, 2015 by Fingal County Council to grant subject to conditions a permission to Joe Daly care of Plan-It Services of Brooklands, Barrettstown, Newbridge, County Kildare in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: (a) Extension over garage utility at side, (b) single storey extension to rear and (c) change existing door and window arrangement of garage to patio doors, all at number 22 Oaktree Drive, Laurel Lodge, Castleknock, Dublin.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the established residential nature of the site, the zoning of the site, the scale and nature of the proposed development which seeks to enhance the residential amenities of the existing property, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would 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 window in the first floor northern elevation shall be omitted. A velux window in the roof serving the en-suite bathroom in this area may be provided. Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: It is considered that including a window on the elevation at this location would be prejudicial to the development potential of the adjoining property.

3. 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 or public holidays. Deviation from these times shall 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.

4. 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.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.