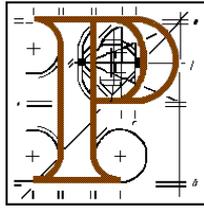


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Fingal County

**Planning Register Reference Number: F15A/0562**

An Bord Pleanála Reference Number: 06F.246212

**APPEAL** by Eugene and Nora Fox care of ABA Architects of 17 Londonbridge Road, Dublin against the decision made on the 4<sup>th</sup> day of February, 2016 by Fingal County Council to refuse permission in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Construction of a hobby room of 28.63 square metres and water tank room of 3.77 square metres as a first floor rear extension to mid-terraced two-storey house (area 254.43 square metres) at Rokeby, 5 Dunbo Hill, Howth, County Dublin.

## DECISION

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations 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 land-use zoning of the site namely 'residential' and 'town centre', the existing pattern of development in the vicinity and the design of the proposed extension, 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 not negatively impact on the character of the Architectural Conservation Area. 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, as amended by the further plans and particulars submitted to An Bord Pleanála on the 26<sup>th</sup> day of February 2016, 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. Only three number high level, first floor, windows shall be provided on the eastern elevation and these shall be glazed with obscure glass.

**Reason:** To prevent overlooking of adjoining residential property.

3. The proposed 'hobby room' extension shall be used solely for that purpose, and shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

**Reason:** To protect the amenities of property in the vicinity.

4. No access shall be provided from the first floor of the dwelling or hobby room to any external flat roof of the structure and no part of the roof shall be utilised as a balcony.

**Reason:** To protect the amenities of property in the vicinity.

5. 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.

