

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Fingal County

Planning Register Reference Number: F16B/0051

An Bord Pleanála Reference Number: PL 06F.246521

APPEAL by Dermot and Fiona Gleeson of 88 Tayleurs Point, Quay Road, Rush, County Dublin against the decision made on the 11th day of April, 2016 by Fingal County Council to grant subject to conditions a permission to Clive and Sarah Nolan care of Carolan Murphy Limited of Bailieborough, County Cavan in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of two number high level side facing windows in rear extension at 89 Tayleurs Point, Quay road, Rush, County 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 condition 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 provisions of the Fingal Development Plan 2011-2017, and to the existing configuration of development at this location, it is considered that, subject to compliance with the condition set out below, the development proposed for retention would not negatively impact on the residential amenity of adjoining properties by reason of overlooking and would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITION

The glazing in the windows on the east and west elevations shall be permanently maintained with obscured glazing and shall be permanently closed and locked.

Reason: To prevent overlooking of neighbouring property, in the interest of residential amenity.

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

Dated this day of 2016.