

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Fingal County

Planning Register Reference Number: F16B/0066

An Bord Pleanála Reference Number: PL 06F.246772

APPEAL by Marie Ryan of 39 Glen Ellan Green, Swords, County Dublin against the decision made on the 1st day of June, 2016 by Fingal County Council to grant subject to conditions a permission to Gillian Smith care of Keith Matthews (pdc architectural) of 12a Churchfields, Kentstown, Navan, County Meath in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: New ground floor extension to side/rear of dwelling with internal modifications, conversion of attic area with dormer type windows to side and rear with velux rooflights to front elevation and new entrance porch to front and associated site works at 38 Glen Ellan Green, Swords, 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 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

It is considered that the proposed extension and alterations to the subject dwelling, subject to compliance with the conditions set out below, would not seriously injure the amenities of the area, would not be prejudicial to public health and would generally be acceptable in terms of traffic safety and convenience. 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 additional information received on the 6th day of May 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. The proposed dormer window on the side/east elevation shall be permanently fitted with obscure glazing. The use of film is not permitted. The proposed rooflight serving this dormer shall be omitted.

Reason: In the interest of residential amenity.

3. 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.

4. All necessary measures shall be undertaken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of construction works.

Reason: To protect the amenities of the area.

5. The external finishes of the proposed extension including roof tiles/slates shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

6. The existing dwelling and proposed extension and attic conversion shall be jointly occupied as a single residential unit and the extension shall not sold let or otherwise transferred or conveyed same as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

7. The proposed attic floor space shall be used for non-habitable purposes only.

Reason: In the interest of orderly development.

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

Dated this day of 2016.