

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Fingal County

Planning Register Reference Number: F16B/0158

An Bord Pleanála Reference Number: PL 06F.247210

APPEAL by Ciaran and Jacqueline O'Sullivan of 102 Drumnigh Wood, Portmarnock, County Dublin against the decision made on the 8th day of August, 2016 by Fingal County Council to grant subject to conditions a permission to Patrick Collins care of Daniel Kennedy of 4 Riverside Grove, Clonsaugh, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Conversion of attic into a storage/office area with three number dormer roofs, one number dormer roof to the rear of the existing house roof and two number dormer roofs to the front of the existing house roof and all ancillary works at 99 Drumnigh Wood, Portmarnock, 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

Having regard to the residential zoning objective for the subject site, 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. 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, 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 existing dwelling and proposed attic conversion shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

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

3. The developer shall submit for the written agreement of the planning authority the following amended drawings:
 - (a) The glass serving the rear dormer windows shall be fitted and permanently maintained with obscure glass.
 - (b) The front dormer windows shall be re-positioned so they centrally align with the windows at ground and first floor level below.

Reason: In the interest of residential and visual amenity.

4. Any attic floor space that does not comply with Building Regulations in relation to habitable standards shall not be used for human habitation.

Reason: In the interest of orderly development.

5. The proposed attic conversion shall be provided with noise insulation to an appropriate standard having regard to the location of the site within the outer airport noise zone.

Reason: In the interest of residential amenity.

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

Reason: To protect the amenities of the area.

7. Construction hours shall be restricted to the period of 0800 hours to 1900 hours Monday to Friday and 0800 hours to 1400 hours on Saturdays and not at all on Sundays or Bank holidays.

Reason: 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.