

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Fingal County

Planning Register Reference Number: F16B/0237

An Bord Pleanála Reference Number: PL 06F.247688

APPEAL by Mick Mohan care of Bernard Donovan of 59 Castlemoyne, Balgriffin, County Dublin against the decision made on the 7th day of November, 2016 by Fingal County Council in relation to an application by the said Mick Mohan for permission for development comprising retention of external modifications to previously approved dormer windows to side and rear (planning register reference number F108/0251, An Bord Pleanála appeal reference number PL 06F.238037) and entrance canopy to front of two-storey three bedroom dwelling, permission for two-storey extension to side with modifications and increased floor space to previously constructed single storey extension to rear (constructed as an exempted development) with all ancillary works, all at 38 Burrowfield Road, Sutton, Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions permission for retention of external modifications to previously approved dormer windows to side and rear (planning register reference number F108/0251, An Bord Pleanála appeal reference number PL 06F.238037) and entrance canopy to front of two-storey three bedroom dwelling and to refuse permission for two-storey extension to side with modifications and increased floor space to previously constructed single storey extension to rear (constructed as an exempted development) with all ancillary works):

DECISION

GRANT permission for retention of external modifications to previously approved dormer windows to side and rear (planning register reference number F108/0251, An Bord Pleanála appeal reference number PL 06F.238037) and entrance canopy to front of two-storey three bedroom dwelling in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below. **REFUSE** permission for two-storey extension to side with modifications and increased floor space to previously constructed single storey extension to rear (constructed as an exempted development) with all ancillary works based on the reasons and considerations marked (2) under.

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 (1)

Having regard to the zoning objective, the planning history of the site and the design and layout of the dormer windows and canopy, and having regard to the pattern of the existing development in the area, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the residential amenities of property in the vicinity and would be acceptable in terms of visual impact. The development for which retention is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be retained 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.

Reason: In the interest of clarity.

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2. The attic level room served by dormer windows hereby permitted shall not be used for human habitation.

Reason: In the interest of residential amenity.

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3. Within three months of the date of this order, the glazing in the dormer window to the side of the house shall be replaced with opaque glazing. Such opaque glazing shall be permanently maintained in this window.

Reason: In the interest of protecting the residential amenities of adjoining property.

REASONS AND CONSIDERATIONS (2)

Having regard to the prominent location of the subject site at the corner of Burrowfield Road and James McCormack Gardens, and the established pattern of development in the surrounding neighbourhood, it is considered that the proposed development, by reason of its scale, form, height and design, would be visually intrusive and incongruous in the streetscape, would visually unbalance the relation with the adjoining semi-detached property and would be out of character with the development in the vicinity. The proposed development would, therefore, seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2017.