



An
Bord
Pleanála

Board Order
PL 06F.248580

Planning and Development Acts 2000 to 2017

Planning Authority: Fingal County Council

Planning Register Reference Number: F17B/0056

Appeal by Dymphna and Arnold Talbot care of Peter P. Gillett and Associates of 55 Glencarrig, Sutton, Dublin against the decision made on the 2nd day of May, 2017 by Fingal County Council to grant subject to conditions a permission to Declan and Karina Byrne care of Jonathan Wormald of Unit 2, Old Quay, Strand Road, Sutton, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Conversion of the existing attic space into non-habitable space, installation of rooflights to the main roof and installation of a new gable window to the rear of the existing detached two-storey dwelling at 28 Saint Fintan's Road, Sutton, 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 zoning Objective “RS - Residential” for the area as set out in the Fingal County Development Plan 2017-2023 and to the pattern of residential development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the provisions of the development plan and would not seriously injure the amenities of the Saint Fintan’s Road neighbourhood 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 proposed development shall be amended as follows:
 - (a) The side panels of the proposed rear window serving the attic shall be omitted and replaced with solid wall,
 - (b) the sill height of the rear attic window shall be sited no greater than 1.2 metres below the apex of the existing roof, and
 - (c) the roof lights on the eastern roof slope shall be non-openable.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual and residential amenity.

3. Any attic floor space not compliant with current Building Regulations in relation to habitable standards shall not be used for human habitation.

Reason: To clarify the extent of the permission.

4. The existing dwelling and attic conversion, shall be occupied and used as a single residential unit, apart from such use as may be exempted development for the purposes of the Planning and Development Regulations 2001, as amended,

Reason: In the interest of clarity and to restrict the use of the extension in the interest of residential amenity.

