



Planning and Development Acts 2000 to 2017

Planning Authority: Fingal County Council

Planning Register Reference Number: F17B/0122

Appeal by Gearoid Oliver and Nicole Gross care of EM Hogan and Associates of 4 Hanlon's Lane, Malahide, County Dublin against the decision made on the 26th day of June, 2017 by Fingal County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: First floor extension over existing garage and a single storey extension to front of house incorporating extended hall and sitting room and two number velux type roof windows to front and rear of main roof including all associated works, all at 18 Portmarnock Drive, Portmarnock, County Dublin.

Decision

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 3 so that it shall be as follows for the reason set out.

3. Prior to commencement of development, the following details shall be submitted to, and agreed in writing with, the planning authority.
 - (a) Revised design to include a full hipped roof over the southern side extension. The hipped roof shall match the ridge height, eaves and angle of the roof pitch of the main dwelling roof.
 - (b) The rooflights to the front of the property shall be omitted.

Reason: In the interest of visual amenity and to maintain the established character of the streetscape.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the policies and objectives of the current Development Plan for the area, the pattern of existing development in the area, the established character of the streetscape, the proposed use of the attic space for storage, and the proposed rooflights to the rear of the property, it is considered that condition number 3(a), requiring the roof profile to be of hipped form, is appropriate and should remain, condition number 3(b), requiring the omission of the rooflight from the front roofslope of the proposed side extension, should be amended and condition number 3(c) should, therefore, be omitted. With the overall amended condition number 3, it is considered that the development as proposed would not seriously injure the visual or residential amenities of the area or of property in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

