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Bord  
Pleanála

**Board Order**  
**PL 06F.249118**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F17A/0198**

**Appeal** by Muriel O'Sullivan care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin against the decision made on the 31<sup>st</sup> day of July, 2017 by Fingal County Council to grant subject to conditions a permission to Bob Fagan care of CQA Design and Build of B4 Swords Enterprise Park, Feltrim Road, Swords, County Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** A single storey, one bedroom family unit to the side and rear of the existing house and all associated site works at number 26 Offington Park, 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 limited scale and specific use of the proposed development, the pattern of development in the area and the provisions of the current Fingal County Development Plan, the Board considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the adjoining properties and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board was satisfied that the applicant had demonstrated sufficient need and concurred with the findings of the planning authority and, furthermore, the Board considered that the reduced ridge height and parapet wall height associated with the proposed extension would not seriously injure the residential or visual amenities of the adjoining properties and would 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 further plans and particulars submitted on the 5<sup>th</sup> day of July, 2017, 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 development shall be constructed as follows:
  - (a) The new parapet wall shall not exceed three metres in height from ground level.
  - (b) The ridge height of the family flat shall not exceed 3.5 metres from ground level.

**Reason:** In the interest of the proper planning and sustainable development of the area.

3. Details of the materials, colours and textures of all the external finishes to the proposed granny flat extension shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

4. The proposed granny flat extension shall be used solely for that purpose, and shall revert to use as part of the main dwelling on the cessation of such use.

**Reason:** To protect the amenities of property in the vicinity.

5. 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.

