



An
Bord
Pleanála

Board Order
PL 06F.249283

Planning and Development Acts 2000 to 2017

Planning Authority: Fingal County Council

Planning Register Reference Number: F17B/0102

Appeal by Roger Grogan of 7 Abbeyvale Rise, Swords, County Dublin against the decision made on the 4th day of September, 2017 by Fingal County Council to grant subject to conditions a permission to Mark and Rachael Corcoran care of Kevin Walsh and Associates of 10 Ormond Close, Swords Manor, Swords, County Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Extension of kitchen at ground floor, provision of utility roof, to rear, provision of playroom and porch to front; at first floor level, extension of master bedroom, provision of new bedroom to rear, extension of front bedroom; conversion of attic roof space for storage purposes, provision of velux roof windows and provision of internal staircase to access attic space, together with all associated ancillary works, all at 9 Abbeyvale Rise, Swords Manor, 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 RS residential zoning objective for the area in the Fingal County Development Plan 2017-2023, the location and size of the site, the design and layout of the proposed development, and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or the amenities 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 proposed 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 to the planning authority on the 8th day of August, 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 proposed development shall be modified as follows:
 - (a) the proposed attic level of the extension shall be omitted,
 - (b) the height of the rear extension shall not exceed the height of the walls of the existing dwelling,
 - (c) the roof of the rear extension shall be hipped in form and finished with an eave detail on both sides and at the rear, and roof planes shall have a 30 degree pitch rising from the eaves, and
 - (d) only one roof light is permitted to serve the extension. This shall be located on the rear roof plane.

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

Reason: In the interest of visual amenity and orderly development.

3. 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.

4. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity

5. The proposed development, including all rainwater goods, gutters and eaves, shall be located entirely within the application site boundaries.

Reason: To protect the amenities of adjoining dwellings.

6. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

