



Planning and Development Acts 2000 to 2018

Planning Authority: Fingal County Council

Planning Register Reference Number: F18A/0151

Appeal by Paul Evans of Beech Lodge, Auburn, Malahide, County Dublin against the decision made on the 16th day of May, 2018 by Fingal County Council to grant subject to conditions a permission to Maybury Lane Limited care of ODA Architecture of Marlborough Mews, Marlborough Lane, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Alterations to four number houses, sites 15, 17, 21 and 34, comprising an additional velux rooflight on roadside elevations and repositioning of a gable first floor window as a result of internal layout changes to the previously approved five bedroom detached A2 house type at Clairville Lodge, Streamstown Lane, Malahide, 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 zoning objectives for the area as set out in the Fingal Development Plan, 2017-2023, 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 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.

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 repositioned first floor windows on the gable elevations shall be glazed with obscure glass.

Reason: To prevent overlooking of adjoining residential property.

3. This permission shall be valid up to and including the 30th day of November, 2020.

Reason: To coincide with permission for the residential development granted under Planning Appeal Reference Number PL06F.245240 (Planning Register Reference Number F14A/0483).

4. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permissions granted under Planning Appeal Reference number PL06F.245240 (Planning Register Reference Number F14A/0483), as amended by permissions under Planning Register Reference Numbers F16A/0424, F17A/0177 and F17A/0208, and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permissions.

Maria FitzGerald

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.