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## Planning and Development Acts 2000 to 2018

Planning Authority: Fingal County Council

Planning Register Reference Number: FW18B/0123

**Appeal** by Gareth and Therese Downes of 92 Littlepace Drive, Clonee, Dublin against the decision made on the 10<sup>th</sup> day of January, 2019 by Fingal County Council to grant subject to conditions a permission to Bianca Carpa care of BG Architectural Services of 51 Red Arches Road Baldoyle, Dublin for development comprising roof alterations to allow for conversion of the attic space with gable walls, rear dormer and for a single storey ground floor extension and internal alterations to originally approved plan at numbers 90-91 Littlepace Drive, Clonee, Dublin in accordance with the plans and particulars lodged with the said Council.

## Decision

**GRANT** permission for a single storey ground floor extension and internal alterations to originally approved plan in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below. **REFUSE** permission for roof alterations to allow for the conversion of the attic space with gable walls and rear dormer based on the reasons and considerations marked (2) under

## **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 (1)**

Having regard to the form and character of the established dwelling on the site and to the design and scale of the proposed single storey rear extension, 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 be in accordance with the provisions of the current Fingal County Development Plan. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The conditions of the permission granted under planning register reference number FW17A/0093 shall be complied with, except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

2. This permission shall be for that part of the development entailing the construction of the ground floor extension to the rear of the house only, and shall be carried out in its entirety in accordance with the plans and particulars submitted.

**Reason:** In the interest of clarity.

3. The external finishes of the extension shall match those of the existing dwelling.

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

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** To ensure adequate servicing of the development, and to prevent pollution.

## **Reasons and Considerations (2)**

The proposed development comprising roof alterations to the permitted dwelling (planning register reference number FW17A/0093) would produce a substandard form of development and would result in an unsatisfactory standard of residential amenity for future occupants of the house by reason of inadequate floor to ceiling height. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Michelle Fagan**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this            day of            2019.**