



Planning and Development Acts 2000 to 2018

Planning Authority: Fingal County Council

Planning Register Reference Number: FW18B/0138.

Appeal by Olesea Lordan care of Kevin O'Neill of 9 Saint Eithne's Road, Cabra, Dublin against the decision made on the 12th day of February, 2019 by Fingal County Council in relation to the application for permission for development comprising change of use and conversion of existing attic space to habitable space with new roof profile (from hipped roof to gable end) to gable/side wall with new dormer window extension to the rear, two number rooflights to the front and new single storey extension to the front elevation and all associated ancillary site works required at 24 The Drive, Hunters Run, Dublin in accordance with the plans and particulars lodged with the Council (which decision was to grant subject to conditions a permission for the new single storey extension to the front elevation and to refuse permission for the change of use and conversion of existing attic space to habitable space with new roof profile (from hipped roof to gable end) to gable/side wall with new dormer window extension to the rear and two number rooflights to the front).

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 form and character of the established dwelling on the site, to the design and scale of the roof alterations to include change of hipped roof to gable and the provision of a large box dormer at the rear and the proposed single storey front extension, 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 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.

In deciding not to accept the Inspector's recommendation to refuse the roof alterations to include change of hipped roof to gable and the provision of a large box dormer at the rear, the Board did not accept that the proposed works would appear overly dominant on this corner site and considered it would constitute appropriate infill development.

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

Reason: In the interest of visual amenity.

- 3 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.

Paul Hyde

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.