



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: FW19B/0020

Appeal by Steve Kavanagh of 80 Castlefield Woods, Clonsilla, Dublin against the decision made on the 8th day of April, 2019 by Fingal County Council to refuse a permission to the said Steve Kavanagh for the proposed development.

Proposed Development: Change of existing roof ridge line to extend to new built up gable wall and conversion of attic space to new study/play room, with two new velux roof windows to the rear at 80 Castlefield Woods, Clonsilla, 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 nature, scale and extent of the proposed extension, the Board is satisfied that, subject to compliance with the conditions set out below, the proposed development would not injure the visual amenities of the area 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 considered that, subject to compliance with a condition limiting the use of the proposed extension for storage purposes only, the proposed development would not represent substandard residential accommodation and would, therefore, be acceptable in terms of 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 condition. Where such condition requires 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 attic extension shall be used for storage purposes only.

Reason: In the interest of residential amenity.

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

Dated this day of 2019.