



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: FW19B/0053

APPEAL by Chu Fong Lam care of Pat O'Brien of 19 Cadogan Road, Fairview, Dublin against the decision made on the 7th day of June, 2019 by Fingal County Council to refuse permission.

Proposed Development: Single storey granny flat extension to side with flat roof and two number upstand rooflights, extension of existing porch and canopy to front, conversion and extension of attic involving new dormer window and Velux rooflight to rear and replacing existing hip end with new gable end and replacing existing pitched roof external store to rear with new flat roofed external store. All at 20 Charnwood Gardens, Clonsilla, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations 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

1. The proposed development, in the form of the dominant dormer structure to the rear roof pitch and conversion of the roof profile from hip to gable, would be visually out of character with the existing houses in the area, in terms of style and roof profile. The proposed development would, therefore, materially contravene Objectives PM46 and DMS41 of the Fingal Development Plan 2017-2023 and would seriously injure the visual amenities of the area and of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed family flat by way of side extension would not comply with the provisions of Table 12.3 of the Fingal Development Plan 2017-2023 which seeks to ensure an acceptable standard of residential accommodation for future occupants and would, therefore, be contrary to the provisions of DMS24 of the Fingal Development Plan 2017-2023. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Taking particular account of the extent of the proposed development and the development of the full width of the site, it is considered that insufficient information has been presented to ensure that impacts on surface and wastewater collection and disposal have been provided for in the design.

Paul Hyde

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2019.