



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: F19A/0074

Appeal by Lia Morelli care of Brennan Furlong Architects and Urban Planners of 129 North Strand Road, North Strand, Dublin against the decision made on the 25th day of June, 2019 by Fingal County Council to grant subject to conditions a permission to Giuseppina Morelli care of John Henry Architect of 83 Swords Road, Whitehall, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Proposed narrow single storey extension to side (west facing), single storey extension to rear (south facing), alteration of roof (main roof eaves level raised 600 millimetres and ridge level raised 225 millimetres with subordinate roof to rear extension), removal of boiler house and chimney stack, relocate main access doorway from side to front façade, proposed stove flue, associated internal and external alterations, partial demolition of on site gateway structure, with all associated site development works to dwelling house at 'Carina', 5 Bissets Strand, 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 provisions of the Fingal Development Plan 2017-2023, the nature, scale and extent of the proposed development 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 residential amenity of neighbouring property. The proposed development 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, as amended by the further plans and particulars submitted on the 30th day of May 2019, 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 attic space shall be used as storage/non-habitable space only.

Reason: To clarify the extent of permission.

3. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

4. The house and proposed extension shall be used as a single dwelling unit.

Reason: In the interest of residential amenity.

5. 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: In the interest of public health.

6. The proposed extension shall be constructed so that it does not overhang the right of way driveway shared with the neighbouring dwelling to the rear/south of the site.

Reason: In the interest of residential amenity.

7. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

8. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining shared driveway is kept clear of debris, soil and other material and, if the need arises for cleaning works to be carried out on the adjoining shared driveway, the cleaning works shall be carried out at the developer's expense.

Reason: To ensure that the adjoining shared driveway is kept in a clean and safe condition during construction works in the interest of orderly development.

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

Dated this day of 2019.