



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: FW19B/0084

Appeal by Oliver John Searls of 38 Carrow Road, Drimnagh, Dublin against the decision made on the 1st day of August, 2019 by Fingal County Council to refuse permission to the said Oliver John Searls for the proposed development.

Proposed Development: Proposed conversion of existing garage to playroom with w.c., works include removal of garage door to front of dwelling, installation of window, door & block with render finish, installation of window in rear façade, all at ground floor level at 1 Rathmore Avenue, Tyrellstown, 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 and scale of the proposed development and to the provisions of the Fingal County Development Plan 2017 - 2023, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area, would be acceptable in terms of traffic safety and convenience 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 is satisfied that the proposed change of use to a playroom would be acceptable within the envelope of the existing building, would not have any impact on the amenities of the area, would not be prejudicial to public safety by reason of traffic hazard on the public roads in the vicinity and would not create serious traffic congestion.

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.

Reason: In the interest of clarity.

2. The proposed development shall be used solely for the purpose of a playroom and shall not be used for any other purpose.

Reason: In the interest of clarity.

Paul Hyde

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

Dated this day of 2019.