



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: F19A/0491

Appeal by Brenda McDermott and Ken Fitzpatrick care of Damian Sheerin Architects of Number 8 Railway Street, Balbriggan, County Dublin against the decision made on the 5th day of December, 2019 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Single story extension to the side of existing house at 15 Scribes Court, Lusk, 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 nature and scale of the proposed development and the existing pattern of development in the area, it is considered that, subject to the conditions set out below, the proposed development with the formal loss of an in-curtilage car parking space would not adversely impact on the amenities or pedestrian safety of the adjoining properties or area. The proposed sensitively designed single storey extension to the side of the existing dwelling 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, except as may otherwise be required in order to comply with the following condition. Where such condition 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. External finishes of the proposed extension shall be the same as the existing finishes of the existing dwelling, unless otherwise agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

Paul Hyde

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

Dated this day of 2020