



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: F19B/0329

Appeal by Charles and Maebh Coyle care of Crawford Architecture of The Building Block, Waterfront House, Bridge Street, Sligo against the decision made on the 9th day of April, 2020 by Fingal County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of existing single storey garage and replacement of same, construction of two storey extension to the rear and single storey porch to front of existing dwelling, and external insulation to existing facades, internal alterations to the existing layout; the development also includes ancillary site development works necessary to facilitate the development; all at 60 Offington Avenue, Dublin.

Decision

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 2 and the reason therefor and AMEND condition number 1 so that it shall be as follows for the reason set out.

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 20th day of December 2019. 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.

Reasons and Considerations

Having regard to the nature and scale of the development as proposed and the pattern of development at this location, it is considered that the proposed development would be satisfactory in the context of the visual amenities of the area and the amenities of adjoining residential properties and that the alterations required under condition number 2 are onerous, unnecessary and would severely compromise the quality accommodation achievable.

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.

Paul Hyde

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

Dated this day of 2020.