



Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: F20B/0084.

Appeal by Adrienne Moylan and David O'Hanlon care of David Mulcahy Planning Consultants Limited of 67 The Old Mill Race, Athgarvan, County Kildare against the decision made on the 9th day of July, 2020 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Construction of a single storey extension to the rear of existing single storey detached domestic garage for recreational purposes, to include a shower room, four number velux rooflights and all associated site works at Kelman, Burrow Road, Portrane, Co. 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 established residential use on site, to the scale of the proposed extension to the existing domestic garage, to its location within an extensive garden area and house curtilage, with no material visual impact, and to the nature of the proposed use, it is considered that, subject to compliance with the conditions set out below, the proposed development would not contravene (materially or otherwise) Objective Z06 of the Fingal County Development Plan 2017-2023, would be in accordance with the relevant provisions of the Fingal County Development Plan 2017-2023, would not seriously injure the visual or residential amenities of the area and would constitute an acceptable scale of development and form of use at this location. 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, 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 external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing domestic garage structure in respect of colour and texture.

Reason: In the interest of visual amenity.

3. Drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. The proposed single storey extension to the existing domestic garage, shall not be used for human habitation, or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such.

Reason: In the interest of orderly development.

Chris McGarry

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2020.