



Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: FW20B/0053

Appeal by John and Marie Sweeney care of T.J. Gallagher and Company Limited of 50 River Forest View, Leixlip, County Kildare against the decision made on the 14th day of July, 2020 by Fingal County Council to grant subject to conditions a permission to Robert Janciauskas care of Paul Redmond Architectural Services Limited of 50 River Forest View, Leixlip, County Kildare in accordance with plans and particulars lodged with the said Council.

Proposed Development: Conversion of attic to storeroom, bedroom and bathroom with installation of new dormer window to front and rear and velux rooflight to front of house. A single storey kitchen, living room, utility room and bathroom extension to rear of house with single storey porch extension to side with internal alterations to house and all associated site and drainage works at 32 Huntstown Wood, Mulhuddart, 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, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the character of the area and would not seriously injure the amenities of the area or of property in the vicinity. 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 rear dormer extension shall be revised as follows:
 - (a) The dormer extension shall have a maximum external width of three metres and shall be centred in the rear roof slope.
 - (b) The dormer extension shall be set down not less than 300 metres below the existing roof ridge level.
 - (c) The width of the window in the dormer shall not exceed 1.5 metres.

Reason: In the interest of visual amenity and in order to protect the residential amenity of adjoining properties.

3. The flat roof of the single storey extension shall not be used as a balcony or terrace

Reason: In the interest of residential amenity.

4. Any attic floorspace which does not comply with Building Regulations in relation to habitable standards, shall not be used for human habitation.

Reason: In the interest of clarity.

5. The proposed east-facing gable window shall be permanently fitted with opaque glazing.

Reason: In order to protect the residential amenity of the adjoining residential property.

6. The external finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

7. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services, details of which shall be agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of public health.

8. 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 and public holidays. Deviation from these times will 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.

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

Dated this day of 2020.