



Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: F20B/0326

Appeal by Neville and Anne Taplin care of David Byrne of 35 Steeplechase Wood, Ratoath, County Meath against the decision made on the 2nd day of February, 2021 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Conversion of the attic space for storage purposes including reconfiguration of the existing main roof to include a dutch hip with four number rooflights to the rear slope and one number rooflight to the dutch hip roof slope including internal modification works to the existing dwelling at 8 Gainsborough Park, Malahide, 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 to the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in keeping with the character of the area and would not seriously injure the amenities of the area or the amenities of properties 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 roof slope shall incorporate one rooflight only, of maximum dimensions 800 millimetres by 700 millimetres. Details in this regard shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In order to protect neighbouring properties from overlooking.

3. 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.



Michelle Fagan

Member of An Bord Pleanála

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

Dated this 5th day of May 2021.

