

An
Bord
Pleanála

Board Order
ABP-310501-21

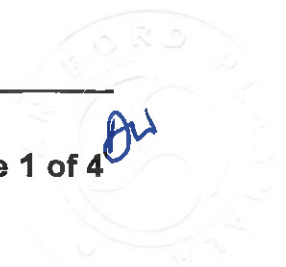
Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: F21A/0176

Appeal by Colin Doyle and Sabine Louët of 133 Dublin Road, Sutton, Dublin against the decision made on the 17th day of May, 2021 by Fingal County Council to grant subject to conditions a permission to Derek Gaffney care of Mad About Design of 7 Carysfort Avenue, Blackrock, County Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Change of house plan originally granted under planning reference F20A/0342 to house number 3, the dormer style dwelling, as indicated on the original application made to the rear gardens of Numbers 132 and 133 Dublin Road, Sutton, Dublin. Alterations made to include: maintain dormer status of dwelling with front elevation changed to be a gable from a hipped roof. The side dormer moved and increased in size, the roof pitch changed, roof-light positions moved and the internal layout changed on both floors to accommodate new design and all ancillary site works as per original application, all at Numbers 132 and 133 Dublin Road, Sutton, Dublin.



Decision

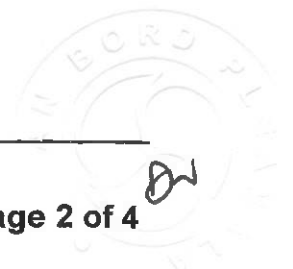
GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

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 planning history, and to the design and minor nature and extent of the proposed changes to House Number 3 in the development permitted under planning register reference number F020A/0342, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or the residential amenities of the adjoining property to the south at Number 133 Dublin Road and would, therefore, be in accordance with the proper planning and sustainable development of the area.



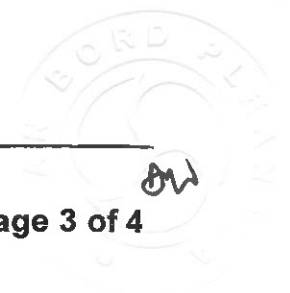
Conditions

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 developer shall comply with the conditions attached to the grant of permission under planning register reference number F20A/0342, except as required for the changes authorised in this grant of permission, the duration of which shall cease on 9th day of December 2025.

Reason: In the interest of clarity.



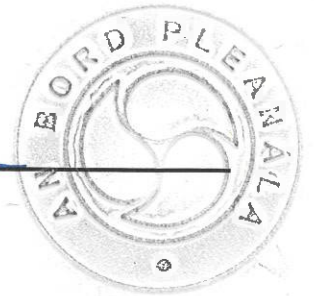
3. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Dave Walsh

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



Dated this 17th day of September 2021