

An
Bord
Pleanála

Board Order
ABP-312107-21

Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: F21B/0337.

Appeal by Elaine and Ian Duncan care of Magahy Broderick Associates of 123 Lower Baggot Street, Dublin against the decision made on the 12th day of November, 2021 by Fingal County Council to refuse a permission for the proposed development.

Proposed Development: Permission for the construction of a dormer roof extension to the rear and a dormer roof extension to the side (with a roof light) on the main roof of the existing dwellinghouse at 5 Onward Walk, Portmarnock, 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.



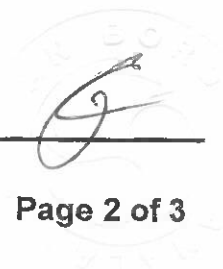
Reasons and Considerations

Having regard to the provisions of the Fingal Development Plan 2017 – 2023 and the zoning of the site for residential purposes, to the location of the site in an established residential area and to the nature, form, scale and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development not seriously injure the residential or visual amenities of the area 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.

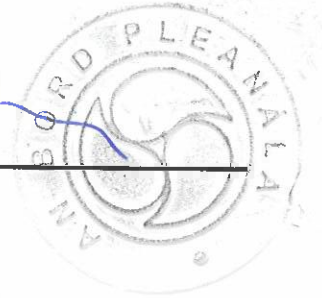


2. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture. Details of the proposed materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.



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



Dated this 10th day of August 2022.