

An
Bord
Pleanála

Board Order
ABP-313881-22

Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

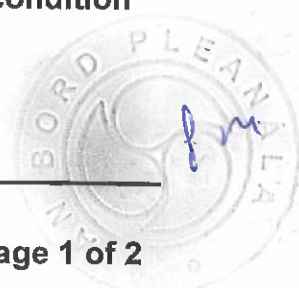
Planning Register Reference Number: F22B/0105

Appeal by Yvonne O'Reilly care of Paul Sheehy of 4 Maywood Crescent, Raheny, Dublin against the decision made on the 7th day of June, 2022 by Fingal County Council to grant subject to conditions a permission to Yvonne O'Reilly in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a single storey extension to the side and a single storey extension to the rear with works to include all associated SUDS drainage and site works at 18A Parnell Cottages, Malahide, County Dublin.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to **AMEND** condition number 2 so that it shall be as follows for the reason set out.



2. The proposed development shall be amended as follows:

- (a) The brick detailed gable front projection shall be omitted.
- (b) The side extension shall have a painted rendered finish to match the existing finish on the house.

Reason: In the interest of residential and visual amenity

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the RS zoning for the site, the location of the site within The Bawn, Parnell Cottages and Saint Sylvesters Villas Architectural Conservation Area, and the provisions of the Fingal County Development Plan 2017-2023, it is considered that the proposed side extension, subject to the amendments set out above, would be sympathetic to the architectural character of the site and surrounding area, would not seriously injure the residential and visual amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.



Peter Mullan

Member of An Bord Pleanála

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



Dated this 14th day of March, 2023.

