

Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: FW22B/0016

Appeal by T.A. and H.A. Young of 12 Park View, Castleknock, Dublin against the decision made on the 7th day of June, 2022 by Fingal County Council to grant subject to conditions a permission to Daniel and Shauna Galvin care of ODKM Architects of 39 Fitzwilliam Street Upper, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: The works will comprise of the following: (a) the demolition of the existing single storey shed structure to the rear, (b) the partial demolition of the existing roof structure to the front of the property to make way for a dormer roof extension and feature window, (c) the construction of a part two storey/part single storey flat roof extension to the rear, (d) the construction of a covered external seating area adjoining a new 1.5 metres deep swimming pool to the rear of the garden, as shown on associated drawings, (e) conversion of the existing garage to the front of the property, (f) re-working of existing canopy to the front to remove arches and to be finishes with new rough-cast render finish, (g) new roof light to the rear face of hipped roof, (h) existing vehicular entrance to be flanked with new boundary pillars, to match height of neighbour's pillars at number 12, with new boundary wall treatment and railings as shown to match neighbouring's boundary wall at number 12 and (i) all associated site and landscaping works at 11 Park View, Castleknock, Dublin.

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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 nature and extent of the proposed extensions and to the pattern of development in the area, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would, therefore, be accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall comply with the plans and particulars lodged with the application, as amended by further plans and particulars lodged on 23rd day of May 2022, 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.

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2. Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

3. All bathroom/ensuite and landing windows shall be fitted and permanently maintained with obscure glazing. The use of film is not acceptable.

Reason: In the interest of residential amenity.

4. The external finishes to the proposed development shall be as per the submitted drawings, unless otherwise agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

5. 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.

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6. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development including noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

7. 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 the 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.

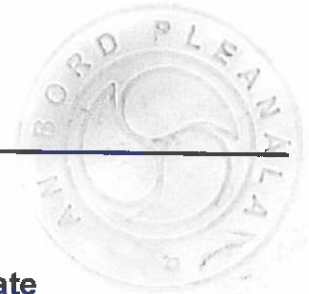
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Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Peter Mullan

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



Dated this *15th* day of *March*, 2023.