

---

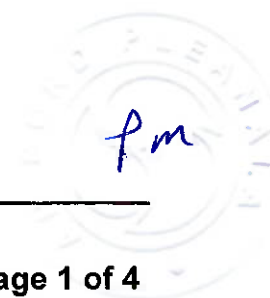
**Planning and Development Acts 2000 to 2022**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: FW22A/0181**

**Appeal** by Anthony Moyles and Family care of BPS Planning and Development Consultants of Ballinatone, Greenan, Wicklow against the decision made on the 29<sup>th</sup> day of September, 2022 by Fingal County Council to grant subject to conditions a permission to Paul Murphy care of Brian Mulvey of Mad About Design, 7 Carysfort Avenue, Blackrock, County Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Permission is sought for a dormer extension to the existing roof with dormer to the rear and three number roofs to the front elevation and one to rear elevation. The roof to be changed from a hipped design to an 'A' style gable roof with internal alterations to accommodate new design layout at first floor level with stairs to the attic on the existing two-storey semi-detached house with single storey extension to rear. Maintain connection to existing county council soil and surface water, and associated site works at 17 Castleknock Avenue, Castleknock, 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 residential zoning objective, the pattern of development in the area, which is characterised by suburban semi-detached and detached houses with front and rear gardens, and the policy framework provided by the Fingal County Development Plan 2023-2029 for domestic extensions at roof level, it is considered that, subject to compliance with the conditions set out below, the proposed development would represent a reasonable improvement of residential amenity, would not have a significant negative impact on the residential amenities of adjoining properties 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.

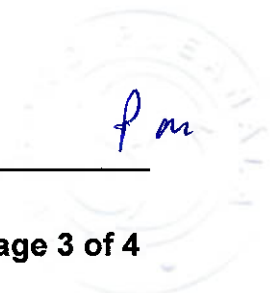
2. The proposed development shall be amended as follows:
- (a) The proposed dormer shall be set down by 300 millimetres from the ridge level of the roof and the width of the dormer shall be reduced to 2.5 metres.
  - (b) The configuration of the attic as a storage space.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of clarity and of visual amenity.

3. Details of the external finishes of the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.



4. 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.

**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 *15<sup>th</sup>* day of *November* 2023