

An
Bord
Pleanála

Board Order
ABP-315976-23

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F22B/0249

Appeal by Peter Murray of 25 Sutton Grove, Bayside, Dublin against the decision made on the 9th day of February, 2023 by Fingal County Council to grant subject to conditions a permission to Andrew Keegan of 23 Sutton Grove, Bayside, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: (i) The removal of the existing chimney to rear of existing dwelling; (ii) the construction of an attic dormer window to the rear roof slope and conversion of attic space into a non-habitable attic room, two number roof lights to the front roof elevation and one number rooflight to the rear serving attic stairs; (iii) the construction of a new ground floor single storey extension to the front of existing dwelling, including rooflights and associated site works, all at 23 Sutton Grove, 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.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the 'RS' zoning objective for the site to 'provide for residential development and protect and improve residential amenity', the pattern of development in the area, and the provisions of the Fingal County Development Plan 2023-2029, it is considered that, subject to compliance with the conditions set out below, the proposed development would 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 proposed 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

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

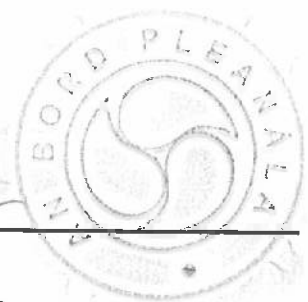
Reason: In the interest of public health.

3. 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 or public holidays. Deviation from these times shall 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.


Oonagh Buckley

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



Dated this 5th day of July 2023