

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: FW23B/0025

Appeal by David Dowling and Julie Kavanagh of 43 Sorrel Heath, Clonsilla, Dublin against the decision made on the 8th day of May, 2023 by Fingal County Council to grant subject to conditions a permission to Saad Khaja care of Stephen Molloy Architects of 12 Saint Brigid's Shopping Centre, Blanchardstown, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Single storey extension to the front/side of the existing residential dwelling at 44 Sorrel Heath, Clonsilla, 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 zoning of the site for the provision, protection and improvement of residential amenity in the Fingal County Development Plan 2023-2029, the location of the application site at the end of a cul-de-sac, the relatively large front garden available to accommodate the proposed extension and subject to compliance with the conditions set out below, it is considered that the proposed development would not seriously injure the residential amenity of nearby houses or the visual amenity of the wider area and would, therefore, be in accordance with the provisions of the development plan and 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 existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.



Reason: To restrict the use of the extension in the interest of residential amenity.

3. (a) The wall of the entrance hall shall be permanently glazed in obscure glass.
- (b) Details of the external finishes of the proposed extension shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of residential amenity.

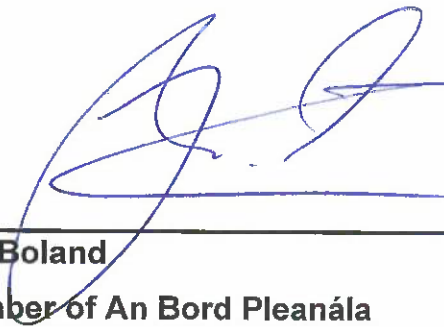
4. Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.

Reason: In the interest of public health.

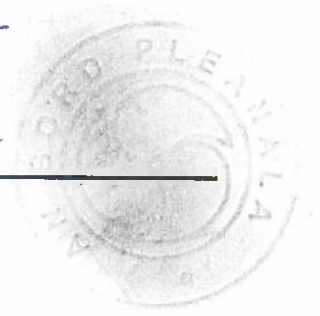
5. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the 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.



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



Dated this *1ST* day of *September* 2023.