

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F23B/0055

Appeal by Mark and Sophie Kelly of 51 Chalfont Avenue, Malahide, County Dublin against the decision made on the 18th day of May, 2022 by Fingal County Council to grant subject to conditions a permission to Simon and Zuzi Lalor care of Gleeson Residential Design Limited of 27 Túr Uisce, Leicnín Village, Turlough, Castlebar, County Mayo in accordance with plans and particulars lodged with the said Council.

Proposed Development: Removal of existing shed to rear. New single storey extension to front with pitched roof, roof to extend over existing single storey element. New single storey extension to rear with flat roof and roof lights. Roof lights to main roof. Minor alterations to all elevations and all associated works to facilitate the development, all at 53 Chalfont Avenue, Malahide, County 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 site location in an established suburban area, the established pattern and character of development in the vicinity, and the form, height and design of the proposed extensions, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of adjoining properties or the 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.

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2. The front extension shall be amended to provide for a hipped roof profile. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. Details of the materials, colours and textures of all the external finishes to 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.

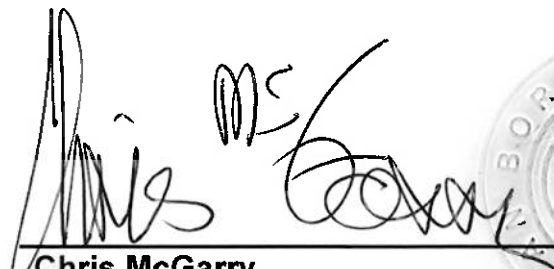
4. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.



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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 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.


Chris McGarry

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

Dated this  day of  2024.