

An
Bord
Pleanála

Board Order
ABP-317433-23

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F23A/0135

Appeal by Shane Caffrey care of Brennan Furlong Architects and Urban Planners of Vernon House, 2 Vernon Avenue, Clontarf, Dublin against the decision made on the 26th day of May, 2023 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Construction of single storey extension with canopy, new arrangement of steps and planter to the front; construction of single storey extension to the rear; conversion of garage to serve reorganised internal layout; construction of first floor extension over the converted garage to accommodate master bedroom suite; internal alterations; relocation of front entrance door; changes to existing openings position and sizes; one number skylight to proposed flat roof over single storey front extension; one number skylight and solar panels to proposed flat roof over first floor extension; one number skylight to north-east facing existing roof pitch; solar panels to south-east facing existing roof pitch; all works to allow for reconfigured layout internally to ground floor and additional bedroom to first floor. Planning permission is also sought for widening of existing front vehicular entrance gate and all associated site and landscaping works at 148 Santry Close, Santry, 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.

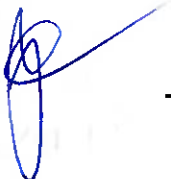
Reasons and Considerations

Having regard to the need to protect residential amenity and the established physical character of the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenity of the area or the residential amenities of property 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 developer shall enter into water and wastewater connection agreements with Uisce Éireann.

Reason: In the interest of public health.

3. 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.

4. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0900 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.

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. 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 the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 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 *23RD* day of *October* 2023.