

An
Bord
Pleanála

Board Order ABP-317973-23

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

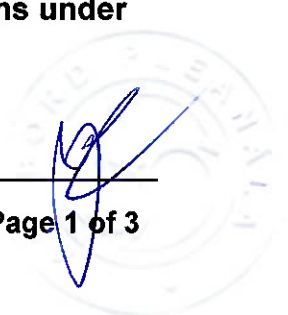
Planning Register Reference Number: FW23B/0034

Appeal by Tony O'Donnell care of Plantech Building Design of 721 North West Business Park, Ballycoolin, Dublin against the decision made on the 15th day of August, 2023 by Fingal County Council to grant permission subject to conditions in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of (1) modifications to the existing landing window at first floor level and installation of a new window at attic landing level; (2) the construction of a new dormer window to the rear main roof plane and proposed change of use of the existing attic store space to consist of a home office and WC; and (3) all drainage, structural and associated site works to be implemented at 9 Fairhaven Court, 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 information submitted with the application and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area, would accord with the pattern of development in the area as well as Policy 10.2.5 of the Fingal County Development Plan 2023-2028 in relation to roof alterations. The proposed development 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, as amended by the further plans and particulars received by An Bord Pleanála on the 7th day of September 2023, 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. All external finishes including roof tiles, shall harmonise in material, colour and texture with the existing building on site unless otherwise indicated on the plans submitted.


Reason: In the interest of visual amenity.

3. The developer shall prevent any mud, dirt, debris or building material being carried onto or placed on the public road, or adjoining property(s) as a result of site construction works.

Reason: In the interest of orderly development and to protect the amenity of the area.

4. The entire dwelling shall be used as a single dwelling unit and shall not be subdivided in any manner or used as two or more separate habitable units.

Reason: To prevent unauthorised development.



Joe Boland

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

Dated this *21st* day of *May* 2024