



An
Bord
Pleanála

Board Order
ABP-318360-23

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F23A/0355

Appeal by Matthew Ward and Mary Doyle of 8 Saint Andrews Grove, Malahide, County Dublin against the decision made on the 2nd day of October, 2023 by Fingal County Council to grant, subject to conditions, a permission to Stephen and Fiona Donaldson care of Shomera Architecture, Head Office, of Dunshaughlin Business Park, Dunshaughlin, County Meath in accordance with plans and particulars lodged with the said Council:

Proposed Development: As revised by further public notices received by the planning authority on the 12th day of September 2023, the development now comprises of A) Retention and completion of two number single storey, flat roof, ancillary garden structures to be used as home gym and storage with Al Fresco decking area; B) lowering of the wall in between them; C) and associated site works at 6 Saint Margaret's Park, Malahide, 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 residential zoning of the site and policy 4.10.4 on garden rooms, as set out in the Fingal Development Plan 2023-2029, the existing permission, (planning authority register reference F22B/0232) for a similar development, and the need to protect an existing attractive tree, it is considered that the development proposed for retention, subject to compliance with the conditions set out below, would not seriously injure the visual and residential amenities of properties in the vicinity. The development proposed for retention would, therefore, be in accordance with proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application as revised by the further plans and particulars submitted on the 16th day of August 2023 except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, the use of the proposed development shall be restricted to home gym and store as specified in the lodged documentation, unless otherwise authorised by a prior grant of planning permission.

Reason: To protect the amenities of property in the vicinity.



Liam Bergin

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

Dated this 12th day of June 2024.