

An
Bord
Pleanála

Board Order ABP-318534-23

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: FW23A/0275

Appeal by Tania and Derek Doyle care of CWPA Planning and Architecture of Unit 10, North Street Business Park, Seatown West, Swords, County Dublin against the decision made on the 1st day of November, 2023 by Fingal County Council to grant subject to conditions a permission to Stefan Pascaniuc care of M.H.M. Design of Clearview, Ballykea Road, Loughshinny, Skerries, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a single storey extension to front, change of roof profile from hip end to full gable end profile to accommodate attic conversion with dormer extension rear, Velux roof light to front and all associated site works, all at 24 Charnwood Park, Clonsilla, Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars for the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the policies, objectives and development standards in the Fingal County Development Plan 2023-2029 in respect of extensions to dwellings, the scale of the proposed works relative to the existing dwellings and surrounding dwellings, and the absence of significant negative visual or residential amenity impacts, it is considered that, subject to compliance with the conditions set out below, the proposed development would constitute an acceptable form of development at this location, would not seriously injure the amenities of property in the vicinity, 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.

2. This planning permission relates solely to the works described in the statutory notices (site notice and newspaper notice).

Reason: In the interest of clarity.

3. The attic level side gable window shall be fitted with permanently obscured glazing.

Reason: To protect the privacy of the adjoining dwelling.

4. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture. The front porch shall be finished in brick to match the existing front façade.

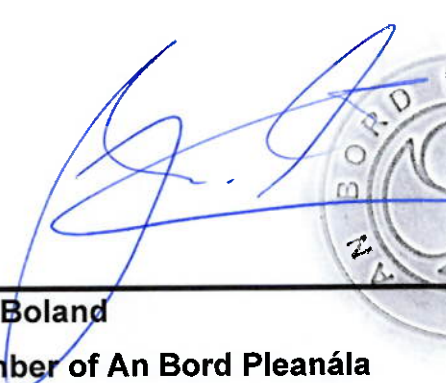
Reason: In the interest of visual amenity.

5. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services. Prior to commencement of development, details of the proposed surface water drainage system shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of public health.

6. 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.



Joe Boland

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 25th day of July 2024.