



An
Bord
Pleanála

Board Order ABP-319915-24

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: FW24A/0141

Appeal by Linda Lovett of 10 Luttrellstown Avenue, Castleknock, Dublin against the decision made on the 27th day of May, 2024 by Fingal County Council to grant subject to conditions a permission to Finbar and Claire Brown care of Andy Kavanagh of 111 Hansfield, Clonee, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Conversion of attic space, construction of a new dormer roof to the rear and three new Velux roof windows to the front and all associated works, all at 8 Luttrellstown Avenue, Carpenterstown, 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 provisions of the Fingal Development Plan 2023-2029, particularly Policy SPQHP41 (Residential Extensions) and Objective SPQHO45 (Domestic Extensions), and the nature, scale and suburban context of the proposed residential development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or 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.

2. The proposed development shall be amended so that the proposed dormer extension shall be no greater than 3.3 metres in width and shall be set centrally within the roof plane. Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In order to comply with the development plan provisions set out in Section 14.10.2.5 (Roof Alterations including Attic Conversions and Dormer Extensions).

3. The external finishes of the proposed dormer extension (including roof tiles/slates) shall match those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

4. The glazing to any bathroom or en-suite windows shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass shall not be permitted.

Reason: In the interest of residential amenity.

5. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays, inclusive, between 0800 and 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 agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

6. The disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: To prevent flooding and in the interest of sustainable drainage.

7. Prior to commencement of development, the developer shall submit to, and agree in writing with, the planning authority a Construction Management Plan which shall be adhered to during construction. This plan shall provide details of intended construction practice for the proposed development, including noise management measures, dust management measures, parking of vehicles, and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and residential amenity.



Joe Boland

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

Dated this 14th day of November 2024.