

An
Bord
Pleanála

Board Order ABP-321187-24

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

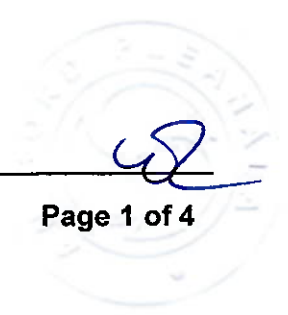
Planning Register Reference Number: F24A/0736

Appeal by Alan Nagle of 21 The Quarry, Carrickhill Road Upper, Portmarnock, County Dublin against the decision made on the 7th day of October, 2024 by Fingal County Council to grant subject to conditions a permission to Ken Nagle care of John Henry of 23 The Village, Drumcondra, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Proposed dormer roof window and three rooflights to front part of roof (facing southwards) with attic roof space conversion, associated internal and external alterations to dwellinghouse. House under construction as per granted permission under planning register reference number F21A/0187, all at Whistler, Carrickhill Road Upper, Portmarnock, County 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 policies and objectives of the Fingal County Development Plan 2023-2029 and, in particular, Section 14.10.2.5 which relates to roof alterations, the nature of the proposed development of a dormer window, three rooflights and the change of use from attic to games room, to a dwelling under construction and located in an area with a zoning objective RS – Residential, which seeks to 'Provide for residential development and protect and improve residential amenity', it is considered that by reason of its nature and scale, and subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not seriously injure the development potential of neighbouring property, or seriously injure the value of property in the vicinity. The proposed development 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 permission granted relates only to the development as shown on the drawing lodged with the planning application (Project JHO52424 Drawing No. 1 of 1).

Reason: In the interest of clarity.

3. The proposed development shall be amended as follows:

- The proposed dormer structure shall be set down from the main ridge of the roof by 300 millimetres.

Reason: In the interest of visual impact and orderly development.

4. The proposed extension shall be provided with noise insulation to an appropriate standard, if required, having regard to the location of the site within Zone B associated with Dublin Airport.

Reason: In the interest of proper planning and sustainable development and residential amenity.

5. The external finishes of the proposed development (including roof tiles/slates) shall be the same as those of the existing structure in respect of colour and texture.

Reason: In the interest of visual amenity.

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.

7. The site development work and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material.

Reason: In the interest of orderly development and to ensure that the adjoining roadways are kept in a clean and safe condition.

8. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.



MaryRose McGovern

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *24* day of *February* 2025.