

An
Bord
Pleanála

Board Order
ABP-321548-24

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F24A/0922E.

Appeal by Barry Drumm care of Roger Bell of Bell Associates of Executive House, Whitestown Road, Rush, County Dublin against the decision made on the 4th day of December 2024 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Planning permission is sought for the conversion of existing attic to storage room, to include raising of ridge height to accommodate same, to include velux rooflights to front, and associated site works at 98 Tayleurs Point, Rush, 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 pattern of development in the area, the design and scale of the proposed development and to the relevant provisions of the Fingal County Development Plan 2023-2029, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or the character of the streetscape and would not seriously injure the amenities of nearby dwellings or commercial properties, would not materially contravene development plan objective SPQHO45 (support the extension of existing dwellings of appropriate scale and subject to the protection of residential and visual amenities). This objective, which is considered reasonable, is general in wording and allows for an overall judgement to be made. On the facts of this case, it is considered that the scale and form of the alteration to the height of the existing dwelling is modest, and the form of the alteration is considered appropriate at this specific dwelling and would be readily subsumed into the overall townscape at this location. 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 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 as follows: -
- (a) The number of roof lights within the front roof profile shall be reduced to three (3) in total.

Revised drawings and details showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

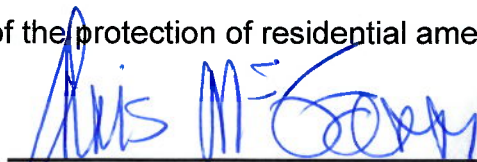
Reason: In the interest of visual and residential amenities of the area.

3. Drainage arrangements, including the 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.

4. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays, inclusive, between 0900 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 the interest of the protection of residential amenity.



Chris McGarry

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



Dated this  day of  2025.