

**An Roinn Pleanála
& Infrastruchtúir Straitéisigh**

Bosca 174 Bóthar an Gharráin
Aras an Chontae Baile Bhlainséir
Sard, Fine Gall Aitha Cliath 15
Contae Aitha Cliath

**Planning & Strategic
Infrastructure Department**

P.O. Box 174 Grove Road
County Hall Blanchardstown
Swords, Fingal Dublin 15
Co. Dublin

**Eileen Cantwell, MRIAI
The Brook
Windgate Road
Howth
Dublin 13**

**NOTIFICATION OF DECISION TO GRANT EXTENSION OF DURATION OF
PERMISSION
PLANNING & DEVELOPMENT ACTS 2000 - 2011 AND REGULATIONS MADE
THEREUNDER**

Decision Order No. PF/0394/13	Decision Date 2 May, 2013
Register Ref. F07A/1315/E1	Registered 13 March, 2013

Applicant Mr & Mrs R Henderson

Development (A) Construction of a four bedroom one and two storey, split level, dormer style detached dwelling including rere first floor terrace and double garage to front, all at rere of existing dwelling and (B) widening of existing vehicular entrance to create shared access, and associated site works.

Location 28 Howth Road, Sutton, Dublin 13.

Dear Sir/Madam,

I refer to your application pursuant to Section 42 of the Planning and Development Act 2000 as amended by way of substitution of Section 28 of the Planning and Development (Amendment) Act, 2010, to extend the period for which the above permission has effect and wish to inform you that Fingal County Council **extended** the period to **17-Mar-2016** in respect of Register Reference **F07A/1315**.

Subject to the (2) condition(s) attached.





1. The extension of the duration of this planning permission in relation to planning Reg. Ref. no. F07A/1315 shall be for 3 years only and shall expire after 17th March 2016.

REASON: In the interest of proper planning and sustainable development.

2. Conditions of the permission granted under Reg. F07A/1315 shall be complied/adhered to within this development.

REASON: In the interest of proper planning and sustainable development.

Note 1: The applicant is advised that under the provisions of Section 34(13) of the Planning and Development Act 2000 a person shall not be entitled solely by reason of a permission to carry out any development.

Yours faithfully,

03-May-2013

for SENIOR EXECUTIVE OFFICER



Home > Application Details

Application Details

Planning Reference: F07A/1315/E1

Date of Application: 13-Mar-2013

Date of Registration: 13-Mar-2013

Application Type: Extension Of Duration Of Permission

Case Officer: Ian Campbell

Applicant: Mr & Mrs R Henderson

Location: 28 Howth Road, Sutton, Dublin 13.

Proposal: (A) Construction of a four bedroom one and two storey, split level, dormer style View full text

Fingal Co Decision: GRANT EXTENSION OF DURATION OF PERM.

Date of FCC Decision: 02-May-2013

Final Grant Date:

Current Status: Decision Made by Fingal County Council

This application was received by Fingal County Council on 13-Mar-2013 and registered on 13-Mar-2013. On 02-May-2013, the decision GRANT EXTENSION OF DURATION OF PERM. was made by Fingal County Council.

Submission/Observation:

Agent/Applicant | FCC Decision | Appeal | Add.Info | Documents | View Map

Applicant Details

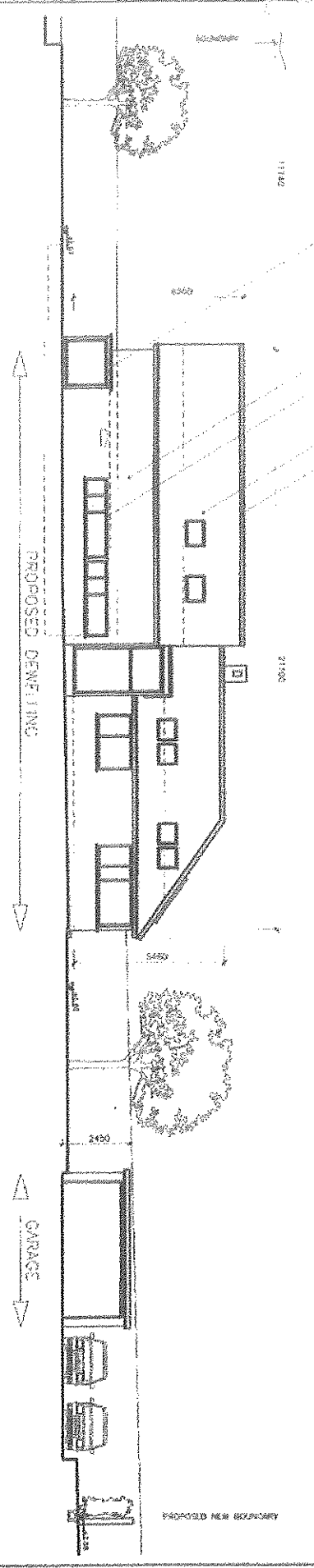
Company Name: Mr & Mrs R Henderson

Agent Details

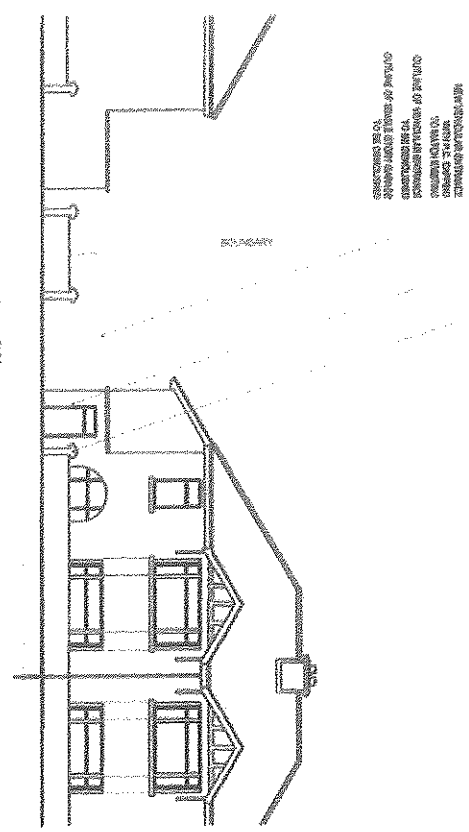
Company Name: Eileen Cantwell, MRAI

Address: The Brook, Windgate Road, Howth, Dublin 13

SCALE: 1/8" = 1'-0" (VERTICAL DIMENSIONS)
 SCALE: 1/4" = 1'-0" (HORIZONTAL DIMENSIONS)
 ALL DIMENSIONS TO BE TAKEN IN REFERENCE TO SETTING
 LEVELS SHOWN ARE RELATED TO C.A. DATUM



WEST ELEVATION



FRONT ELEVATION NO. 28 HOWTH ROAD
 ELEVATION SHOWING DWELLING SHOWING WORK TO BE DEMOLISHED

NORTH ELEVATION GARAGE

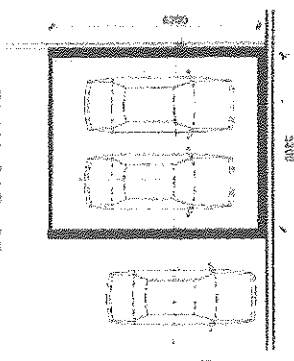


SOUTH ELEVATION GARAGE



16-10-07 F 07 A 1315
 FINAL C. C. R. DEPT

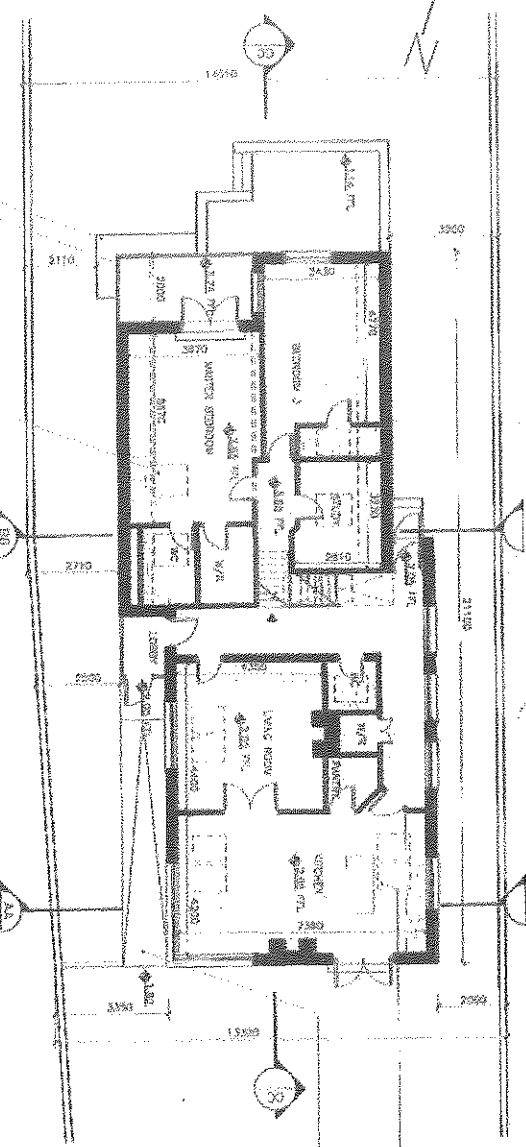
PLAN GARAGE



CONCRETE BLOCK WALL
 WITH REINFORCED
 CONCRETE FOUNDATION
 WITH REINFORCED
 CONCRETE

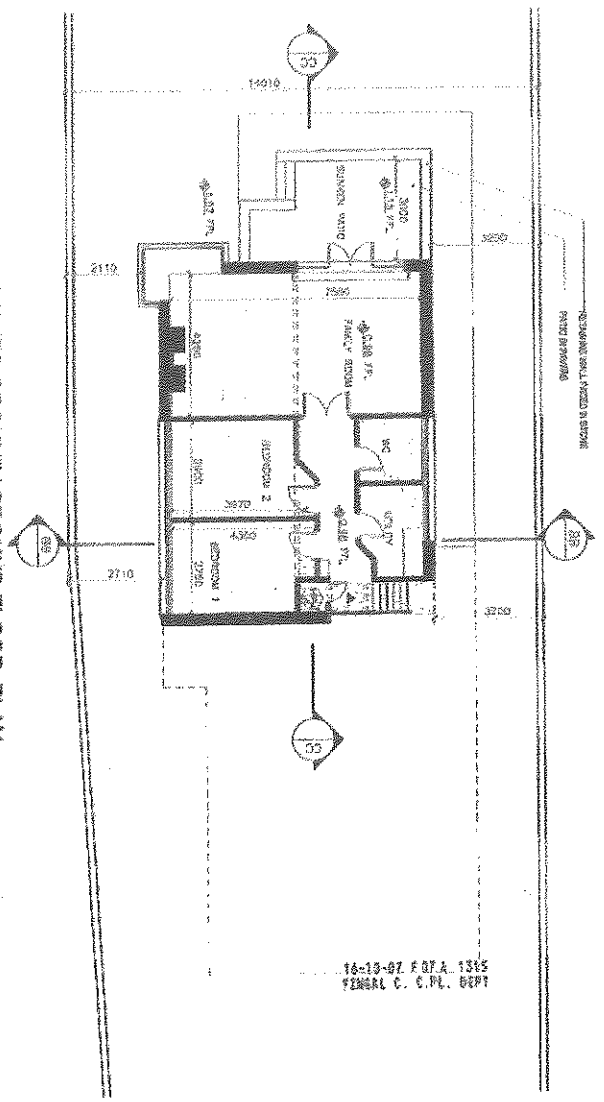
WRITTEN DIMENSIONS TO BE TAKEN IN REFERENCE TO SETTING
 LEVELS SHOWN ARE RELATED TO C.A. DATUM

DATE: OCT 07	SCALE: 1/8" = 1'-0"	INDICATE ROAD HOWTH	DWG: 7/08S
PROPOSED (A) CONSTRUCTION (A) FOUR BEDROOM ONE AND TWO STOREY, SEPT LEVEL, DOMINIC STYLE DETACHED DWELLING INCLUDING REAR FIRST FLOOR TERRACE & DOUBLE GARAGE TO FRONT. ALL AT REAR OF EXISTING DWELLING AND (B) WISHERS OF EXISTING VEHICULAR ENTRANCE TO CREATE SHARED ACCESS AND ASSOCIATED SITE WORKS ALL AT 28 HOWTH ROAD, SUTTON CUBLEN (B) FOR M/A WITH A WALK IN TERRACE.			
SHEET : PROPOSED + EXISTING ELEVATIONS, AND PROPOSED DOUBLE GARAGE PLAN + ELEVATIONS			
DESIGNER: ELLEN CAMPBELL METCAL ARCHITECTS			



FIRST FLOOR LAYOUT

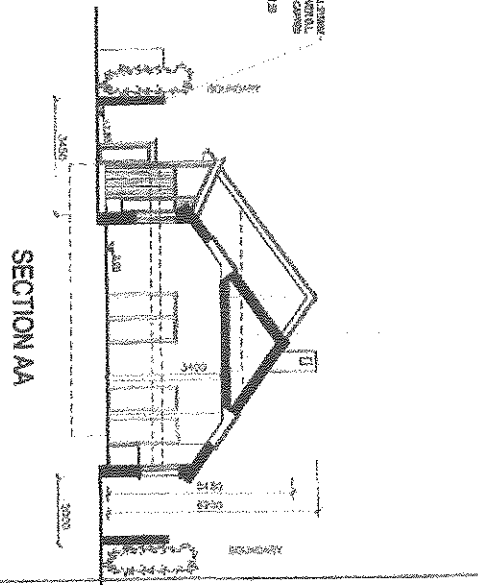
THIS FLOOR PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT HIS WRITTEN CONSENT.



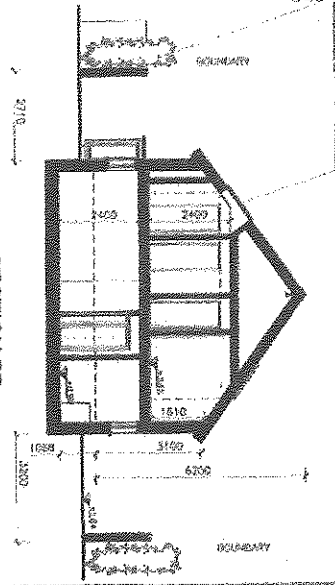
LOWER GROUND/ GROUND FLOOR PLAN

WRITTEN DIMENSIONS TO BE TAKEN IN PRESENCE TO SCALAR LEVELS SHOWN ARE RELATED TO OLD PATENT

16-10-07, F.O.F.A. 1335
 1828 P.L. 14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000



SECTION AA



SECTION BB

PROPOSED: (1) CONSTRUCTION OF A FOUR BEDROOM ONE AND TWO STOREY, SPLIT LEVEL, DOMINANT STYLE BLENDED DWELLING INCLUDING REAR FIRST FLOOR TERRACE & DOUBLE GARAGE TO FRONT, ALL IN NAME OF EXISTING DWELLING AND (2) WIDENING OF EXISTING VEHICULAR ENTRANCE TO CREATE SHARED ACCESS, AND ASSOCIATED SIDE WALKERS ALL AT 28 HORNBY ROAD, SUTTON, DISTRICT 13 FOR 142.8 MBS & HERONSIDE.

SHEET: LAYOUT PLANS - SECTIONS

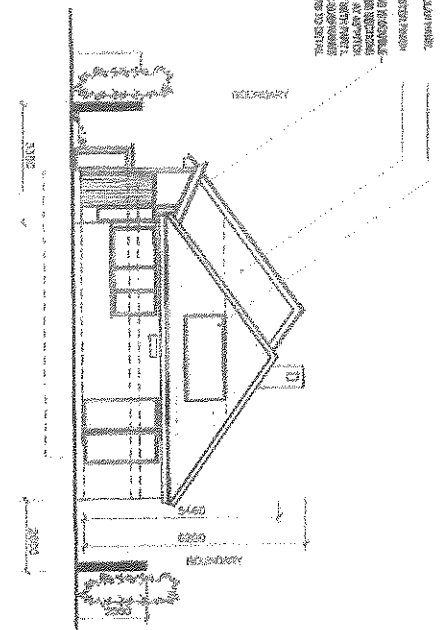
DATE: 05/10/18 SCALE: 1:100

WINDGATE ROAD NORTH

CRING TRAILS

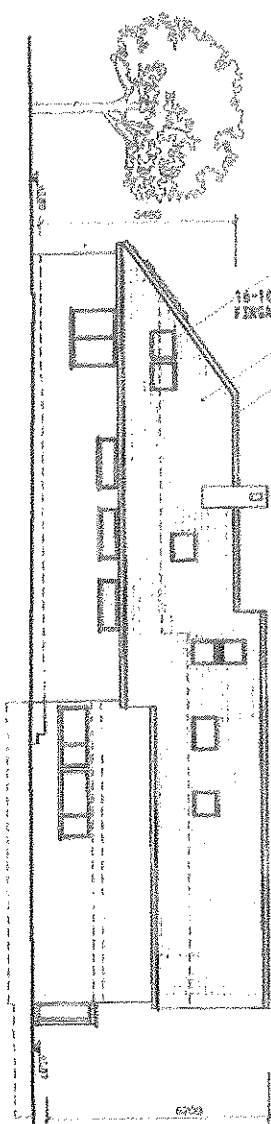
04/20/2022

10-14-07 F07A 1315
 FINAGAL C. E. PL. DEPT.



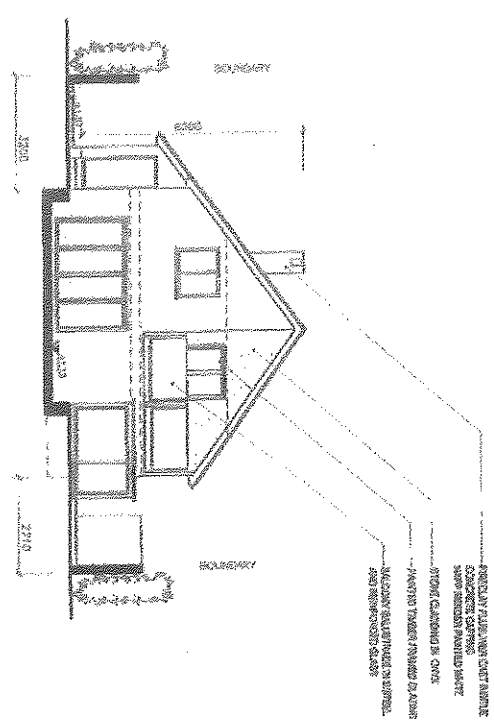
FRONT ELEVATION

PROPOSED: (A) DOWN REDUCTION OF FOUR BEDROOM ONE AND TWO STOREY, SIX LEVEL, DOMESTIC STYLE DETACHED DWELLING INCLUDING REAR FRONT PORCH TERRACE, A DOUBLE GARAGE TO FRONT, ALL AT REAR OF EXISTING DWELLING AND (B) WIDENING OF EXISTING VEHICULAR ENTRANCE TO CREATE SHARED ACCESS, AND ASSOCIATED SITE WORKS ALL AT 28 HOWTH ROAD, SUTTON, DUBLIN 13 FOR MRS L. HENDERSON.

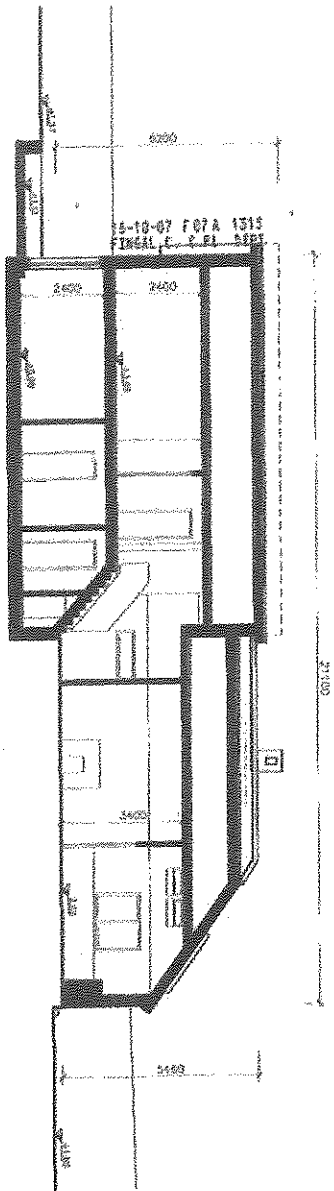


EAST ELEVATION

PROPOSED: (A) DOWN REDUCTION OF FOUR BEDROOM ONE AND TWO STOREY, SIX LEVEL, DOMESTIC STYLE DETACHED DWELLING INCLUDING REAR FRONT PORCH TERRACE, A DOUBLE GARAGE TO FRONT, ALL AT REAR OF EXISTING DWELLING AND (B) WIDENING OF EXISTING VEHICULAR ENTRANCE TO CREATE SHARED ACCESS, AND ASSOCIATED SITE WORKS ALL AT 28 HOWTH ROAD, SUTTON, DUBLIN 13 FOR MRS L. HENDERSON.



REAR ELEVATION



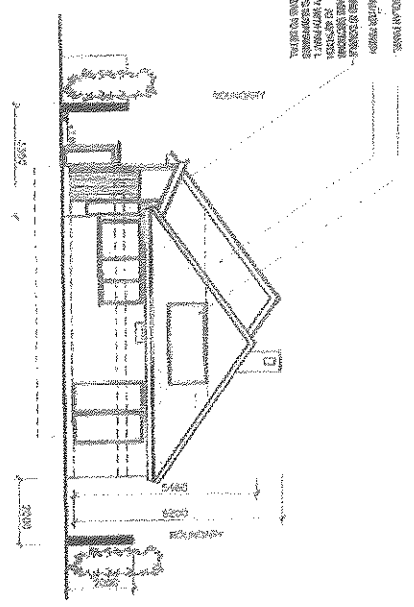
SECTION CC

PROPOSED: (A) DOWN REDUCTION OF FOUR BEDROOM ONE AND TWO STOREY, SIX LEVEL, DOMESTIC STYLE DETACHED DWELLING INCLUDING REAR FRONT PORCH TERRACE, A DOUBLE GARAGE TO FRONT, ALL AT REAR OF EXISTING DWELLING AND (B) WIDENING OF EXISTING VEHICULAR ENTRANCE TO CREATE SHARED ACCESS, AND ASSOCIATED SITE WORKS ALL AT 28 HOWTH ROAD, SUTTON, DUBLIN 13 FOR MRS L. HENDERSON.

WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING.
 LEVELS SHOWN ARE RELATED TO O.S. DATUM.

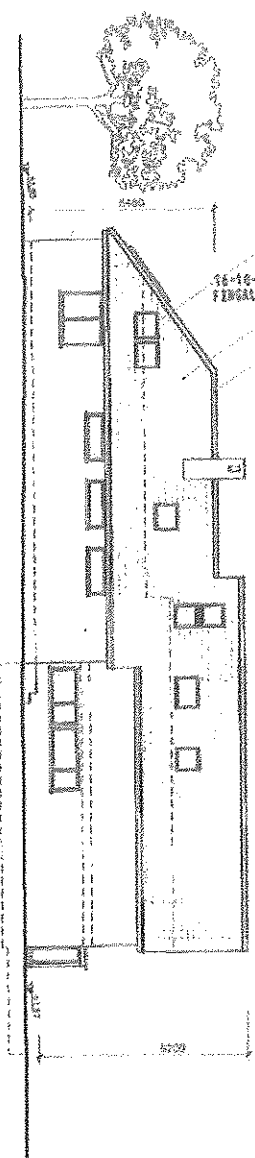
SHEET: ELEVATIONS + SECTION
 DATE: OCT 07 SCALE: 1:100
 DESIGNER: ERLEN CANTRELL MARLAL ARCHITS
 ADDRESS: WINDSATE ROAD, HOWTH
 DRAWING NUMBER: 022002

OWNER'S REQUIREMENTS:
 1. EXTERIOR FINISHES TO BE
 2. INTERIOR FINISHES TO BE
 3. TO BE COMPLETED
 4. TO BE COMPLETED
 5. TO BE COMPLETED



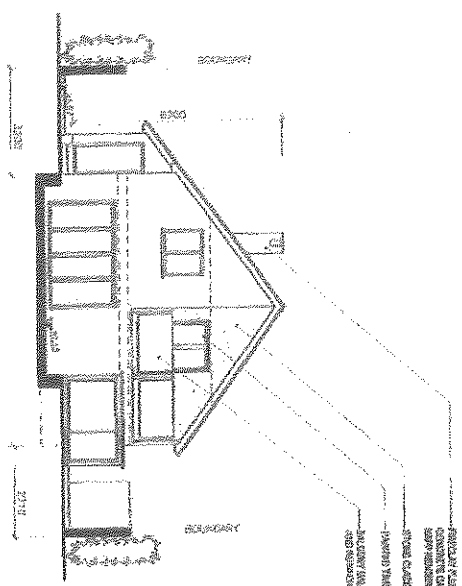
FRONT ELEVATION

OWNER'S REQUIREMENTS:
 1. EXTERIOR FINISHES TO BE
 2. INTERIOR FINISHES TO BE
 3. TO BE COMPLETED
 4. TO BE COMPLETED
 5. TO BE COMPLETED

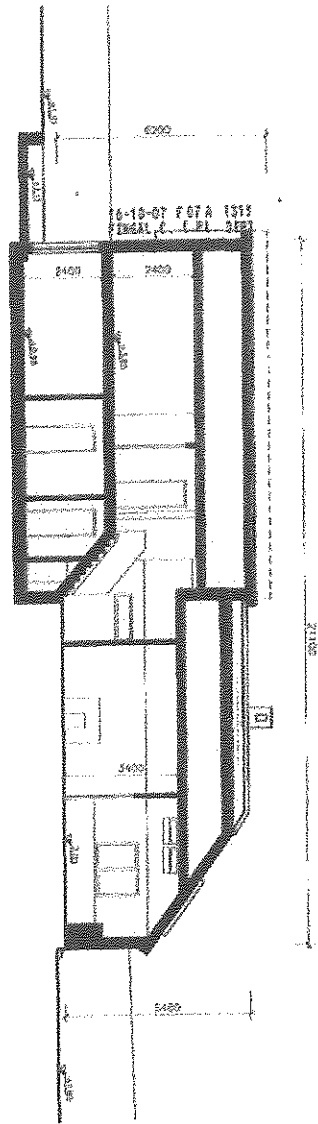


EAST ELEVATION

OWNER'S REQUIREMENTS:
 1. EXTERIOR FINISHES TO BE
 2. INTERIOR FINISHES TO BE
 3. TO BE COMPLETED
 4. TO BE COMPLETED
 5. TO BE COMPLETED



REAR ELEVATION



SECTION CC

NOTED DIMENSIONS TO BE TAKEN IN REFERENCE TO GOALING.
 DIMENSIONS SHOWN ARE RELATED TO O.S. CENTER

PROJECT: ELEVATIONS + SECTION	SCALE: 1/8" = 1'-0"	DATE: OCT 07	DRIVER: T. BROWN
OWNER: ELEVATIONS + SECTION	SCALE: 1/8" = 1'-0"	DATE: OCT 07	DRIVER: T. BROWN
PROJECT: ELEVATIONS + SECTION	SCALE: 1/8" = 1'-0"	DATE: OCT 07	DRIVER: T. BROWN
OWNER: ELEVATIONS + SECTION	SCALE: 1/8" = 1'-0"	DATE: OCT 07	DRIVER: T. BROWN

WINDMILL ROAD, NORTH

08/20/07

Planning / Property
& Economic Development
Department
P.O. Box 174
County Hall
Swords
Fingal, Co. Dublin

An Roinn Pleanála, Maoine
agus Forbartha Eacnamaíche
Bosca 174
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planning@fingalcoco.ie
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Fingal County Council
Comhairle Contae Fhine Gall

Record of Pre-application Consultation

OFFICE USE ONLY

Reference No:

22240

Date of Consultation:

5/3/2019

Address of Site:

28 Hawth Road, Sutton, D.13

Planning Officer:

Jennifer Casserly

Applicant/Person requesting the Consultation:

Ray Henderson

The interest of the person requesting the Consultation in the site and/or in the development of the site:

- Freehold Interest
 Lessor (must confirm consent of Owner / Lessee to the development proposed)
 Other interest (outline nature of interest)

Development Plan

Land Use Zoning is:

RS-Residential

Proposed Use is:

- Permitted in Principle
 Not Permitted
 Neither of the above, and being assessed in terms of the proposed use contribution towards the achievement of the Zoning Objective and Vision is:
 An Acceptable Use
 Not an Acceptable Use in that Zoning context

Other matters arising from the Development Plan that pertain to this site and/or existing buildings, including guidance in the Plan indicating general policy stance of the Authority on the Use(s) in question, etc:

Fingal Development Plan 2017-2023;
DMS 24, DMS 28, DMS 44, DMS 39, DMS 87

Site specific issues, including relevant planning history

Matters concerning adjoining properties, neighbouring context and environment:

FOIA/1315 + FOIA/1315/EI (permission expired 17/3/2016)

Other Council Departments that require to be consulted:

Transportation, Waters, Parks + Green Infrastructure

Planning / Property
& Economic Development
Department
P.O. Box 174
County Hall
Swords
Fingal, Co. Dublin

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Fingal County Council
Comhairle Contae Fhine Gall

Record of Pre-application Consultation

OFFICE USE ONLY

Reference No:

22240

Date of Consultation:

5/3/2019

Address of Site: 28 Howth Road, Sutton, D.13

Planning Officer: Jennifer Casserly

Relevant Planning comments on the Proposal

- Previous permission + EOD on site F07A/1315
Principle of development acceptable on site
+ permission previously granted.
- Need to ensure adequate private amenity
space for proposed dwelling.
- Precedent of similar type of development
in area.
- Landscape plan should be included in app.
- Proposal should not impact negatively
on adjacent properties + residential amenities
of same.

NOTE:

"Consultants shall not prejudice the performance by a planning authority of any other of its functions under this Act, or any regulations made under this Act and cannot be relied upon in the formal planning process"

Planning and Development Act 2000, Section 247