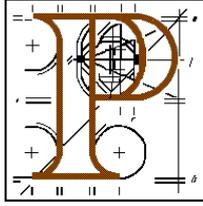


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Fingal County

Planning Register Reference Number: F16A/0149

An Bord Pleanála Reference Number: PL 06F.246820

APPEAL by Joanne Champ care of Brock McClure of 63 York Road, Dún Laoghaire, County Dublin against the decision made on the 1st day of June, 2016 by Fingal County Council to refuse permission.

PROPOSED DEVELOPMENT: An attic extension to the permitted two-storey building (planning register reference number F15A/0165). The extension (circa 48.6 square metres) will consist of an additional bedroom to the one-bedroom apartment permitted under planning register reference number F15A/0165, with en-suite bathroom and ancillary storage. The extension will include alterations to the roof profile to the rear of the dwelling, additional roof lights and all ancillary works. All at 15 Strand Street, Malahide, County Dublin.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

The proposed development, by reason of its scale, bulk, massing and design would be out of character with the pattern of development in the vicinity and would constitute a visually discordant feature that would be detrimental to the distinctive architectural and historic character of this area. Furthermore, the development would materially affect the character of the Malahide Historic Core Architectural Conservation Area, and would, thereby, seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2016.