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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F19A/0519**

**APPEAL** by Jennifer Roche of Baskin Lane, Cloghran, County Dublin against the decision made on the 20<sup>th</sup> day of December, 2019 by Fingal County Council to refuse permission to the said Jennifer Roche.

**Proposed Development:** Demolition of a single storey former dwelling (Dowling Lodge) and a separate domestic garage and construction of a new detached storey and a half dormer style dwelling and separate single storey garage. Works include modification of existing site entrance from Baskin Lane (to improve sightlines), access road, drainage system, soakaways and all associated works. Also construction of a new single storey domestic garage and boundary treatment to existing dwelling on the site (Stockhole), on zoned lands (Baskin Lane Rural Cluster), at Stockhole, Cloghran, Swords, County Dublin.

## **Decision**

**REFUSE permission for the above proposed development in accordance with 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**

Having regard to the location of the site within an Area Under Strong Urban Influence, as identified in the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April, 2005, to the provisions of the current Fingal County Development Plan, and to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018 which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and does not comply with National Policy Objective 19. The proposed development, in the absence of any identified

locally based need for an additional dwelling at the site, would be contrary to the said Guidelines, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2020.**