



## Board Direction

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**Ref: 06F.246258**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18<sup>th</sup>, May 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, for the reasons and considerations as set out below.

### REASONS AND CONSIDERATIONS

1. The pattern of development in the immediate adjoining area consists of established 2 storey form detached and semi-detached houses with ancillary single storey garages located to the rear of the sites. The conversion of one of those garages to a residential unit would be out of character and inconsistent with the pattern of development in the immediate area and would result in a residential unit inappropriately positioned on a backland site which would seriously injure the amenities of property in the vicinity and accordingly would be contrary to the proper planning and sustainable development of the area.

2. The proposed development comprising the conversion of a detached single storey garage to use as a residential unit would by reason of its self-contained design, independent access arrangements and lack of physical connection to the existing dwelling on site fails to comply with the requirements of Objective RD25 of the Fingal County Development Plan 2011-2017. This objective is considered to be reasonable. The proposed development would result in the creation of an independent residential unit on this site which would lie contrary to stated planning policy and objectives in relation to 'Family Flats' and would set an undesirable precedent for similar development on residentially zoned lands. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 18<sup>th</sup>, May 2016  
Paddy Keogh