



Board Direction

Ref: 06F.246318

The submissions on this file and the Inspector's report were considered at a Board meeting held on 9th, June 2016.

The Board decided to refuse permission generally in accordance with the following reasons and considerations.

REASONS AND CONSIDERATIONS

The proposed development, by reason of its scale, height and design incorporating an upper storey and windows at both lower and upper floor levels fronting onto Danesfort Avenue and by reason of its remote location relative to the main dwelling on site would represent disorderly and piecemeal development that would seriously injure the visual amenities of the sensitive landscape within the area of the Howth Special Amenity Area Order. The proposed development would, therefore, be contrary to the provisions of the Fingal Development Plan 2011-2017 and the Howth Special Amenity Area Order and to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the nature and extent of the modifications to the proposed garage by way of the attachment of conditions to a grant of planning permission would render the proposed development materially different to the development as defined in the planning application documentation. Accordingly, while sharing the Planning Inspectors conclusions in relation to the scale and design of the proposed development the Board considered that it would be appropriate, in all of the circumstances of the case, to refuse planning permission for the proposed development.

Board Member: _____ Date: 9th, June 2016
Paddy Keogh

Note: The Board noted the comments of the Planning Inspector in relation to the apparent commencement of construction of the proposed development at the time of site inspection without the benefit of planning permission.

[Please issue a copy of Board Direction with Board Order]