



An
Bord
Pleanála

Board Direction
PL06F.247578

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 21st 2017.

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

Reasons and Considerations

Having regard to the planning history of the subject premises, which was permitted solely as a granny flat under planning permission register reference number 92A/1726, and having regard to the restricted size and configuration of the site and to the proximity of the existing premises to adjoining property to the east, it is considered that, notwithstanding the amendments submitted as part of the appeal, the proposed development would constitute overdevelopment of the site and would, by reason of its scale, height and bulk, seriously injure the residential amenities of the property to the east due to its overbearing impact, visual obtrusiveness and diminution of daylight. The proposed development would, therefore, contravene the zoning objective applicable to the site, as set out in the Fingal County Development Plan 2011-2017, and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 23rd February 2017

Philip Jones