



An
Bord
Pleanála

**Board Direction
PL06F.247783**

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 25th 2017.

The Board decided to make a split decision, generally in accordance with the Inspector's recommendation, to

- (1) grant permission, for the following reasons and considerations and subject to the following conditions, marked (1) under, for the retention of lean-to extension and tack room

and

- (2) refuse permission for the retention of timber railings and landscaping, for the following reasons and considerations, marked (2) under.

(1) Reasons and Considerations

Having regard to the use of the existing building on the site as stabling for horses, the limited extent of the proposed lean-to extension and tack room, and its location largely to the rear of the existing building, it is considered that the development for which retention is sought, subject to compliance with the conditions set out below, would not detract significantly from the landscape character of the area, would not interfere with protected views in the vicinity of the site, would not be prejudicial to public health and and would not seriously injure the residential amenities of nearby properties. The development for which retention is sought would not, therefore, be

contrary to the policies and objectives of the Fingal County Development Plan 2011 - 2017 and of the Howth Special Amenity Area Order, and would not be contrary to the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following conditions.

Reason: In the interests of clarity.

2. This permission relates solely to the retention of the lean-to extension and tack room, which shall be used solely as stabling for horses. No permission is granted for the retention of the timber fences/railings and associated landscaping, including the paving slabs and gravel area to the rear and side of the stables, which development is refused, in accordance with the refusal element of this decision, for the reasons and considerations attached to that decision. This order does not give permission for any other timber posts or poles, railings or other fencing which have been erected within the overall landholding.

Reason: In the interest of clarity.

3. The developer shall, within three months of the date of this order, submit to, and agree in writing with, the planning authority detailed arrangements for landscaping to the rear of the lean-to extension, and a scheme for the management of surface water arising from the build structures. The agreed landscaping works, and any agreed works required to manage surface water, shall be carried out and completed, to the written satisfaction of the planning authority, within one year of the date of this order.

Reason: In the interests of visual amenity, residential amenity and public health.

4. No waste bedding material arising from the keeping of horses in the stables shall be retained on site.

Reason: In the interest of public health and in order to minimise environmental pollution.

(2) Reasons and Considerations

Having regard to the High Amenity (HA) zoning of the subject site in the Fingal County Development Plan 2011-2017, its location within the Howth Special Amenity Area, and to the policies and objectives of the County Development Plan and the Howth SAAO, which seek to protect landscape character, it is considered that the timber railings/fences, paving and gravel area, extending into the agricultural field, substantially increases the extent of built development on the appeal site, detracts from the open and undeveloped character of the site and conflicts in a material way with the policies set out in of the County Development Plan and Howth Special Amenity Area Order. The development for which retention is sought would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member:

Date: 25th April 2017

Philip Jones