



An  
Bord  
Pleanála

**Board Direction**  
**PL06F.248818**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12<sup>th</sup> October 2017.

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

### **Reasons and Considerations**

1. The site is zoned Town and District Centre in the Fingal County Development Plan 2017-2023, with an objective to protect and enhance the special physical and social character of town and district centres and provide and / or improve urban facilities. The site is also located in the Howth Historic Core Architectural Conservation Area and is subject to Objective DMS 157 of the Development Plan, which seeks to ensure that any new development within or adjoining an Architectural Conservation Area positively enhances the character of the area. The development for which retention is sought, by reason of its incongruous design and building line relative to surrounding buildings, would materially affect the character of the Howth Historic Core Architectural Conservation Area and be contrary to Objective DMS 157 of the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The Fingal County Development Plan 2017-2013 (Objective DMS43) supports the provision of semi-independent family flats for an immediate family member subject to the accommodation being directly linked to the main dwelling. The

family flat for which retention is sought is a separate standalone structure and would contravene the criteria for family flats set out in Objective DMS43 of the Development Plan. Furthermore, development results in an excessive site coverage and would represent a substandard form of residential accommodation by reference to the private open space standards set out in Objective DMS87 and DMS88 of the Fingal County Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 12<sup>th</sup> October 2017

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Eugene Nixon