



An  
Bord  
Pleanála

**Board Direction**  
**PL06F.249417**

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 6<sup>th</sup> 2018.

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 of the proposed development is located within a 'High Amenity' area as set out in the Fingal County Development Plan 2017-2023, where it is an objective to '*protect and enhance high amenity areas*'. The site is also within the designated area of the Howth Special Amenity Area Order (SAAO) and is subject to an objective to '*preserve the beauty and distinctive character of the natural, semi-natural and other open areas within the special amenity area*' (Objective 3.4). These objectives are considered to be reasonable. Furthermore, the site is within a Coastal Landscape Character area that is categorised by the Development Plan as having exceptional landscape value and to be highly sensitive to development. Having regard to the prominent positioning of the proposed development, together with its excessive massing, scale, depth and width, it is considered that the proposed development would form a discordant and obtrusive feature on this highly sensitive and scenic coastal landscape, would seriously injure the visual amenities of the area, and would fail to be adequately absorbed and integrated into the landscape. The proposed development would, therefore, contravene materially the High Amenity zoning objective for the area as set out in the Development Plan and

would be contrary to the proper planning and sustainable development of the area.

2. Policy 3.4.1 of the Howth Special Amenity Area Order (SAAO) states that replacement dwellings shall be no greater than 20% larger than the existing dwelling. The proposed dwelling is approximately 150% larger than the existing dwelling and is significantly in excess of the permitted increase in floor area allowed under the policy (which policy is considered to relate to floor area rather than to building footprint and is reasonable in the context of the SAAO). The proposed development, by reason of this excessive size, would represent significant overdevelopment of lands within this sensitive high amenity landscape and would undermine the character and amenity of the Howth SAAO, would materially contravene policy 3.4.1 of the Howth SAAO, and objective NH44 of the Fingal County Development Plan 2017 – 2023 and would, therefore, be contrary to the proper planning and sustainable development of the area.
3. *As PA reason number 3*
4. *As PA reason number 4. Add to end:* and would, therefore, be contrary to the proper planning and sustainable development of the area.
5. Objective 2.7 of the Howth Special Amenity Area Order (SAAO) seeks “to conserve existing hedgerows...”, while Objective RF63 of the Fingal County Development Plan 2017 -2023 seeks to “ensure the retention of hedgerows and other distinctive boundary treatments in rural areas”. The proposed development, by reason of lack of information relating to the suitability for retention of existing hedgerows and boundaries, would be contrary to these policies and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 7<sup>th</sup> March 2018

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Philip Jones