



An  
Bord  
Pleanála

**Board Direction**  
**BD-000348-18**  
**ABP-300087-17**

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 22<sup>nd</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 Having regard to the location and the existing development on site, which contribute to the character of the Howth historic core Architectural Character Area, the objectives of the Fingal Development Plan 2017-2023 and the provisions of the Architectural Heritage Protection – Guidelines for Planning Authorities, notwithstanding the additional details that accompanied the appeal, it is considered that the proposed development, by reason of the loss of an existing building, for which sufficient rationale has not been justified by the applicant, would detract from the character of the Architectural Character Area, would be contrary to Objectives CH32 and CH33 of the Fingal Development Plan 2017-2023, which aim to maintain and reuse historic buildings and would be contrary to the requirements set out in the Architectural Heritage Protection – Guidelines for Planning Authorities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2 Having regard to the height, mass, scale and material finishes for the proposed development, on a prominent site within Howth historic core Architectural Character Area and elevated above and to the rear of The Old Courthouse, a Protected Structure, and to the objectives of the Fingal Development Plan 2017-2023, it is considered that the proposed development, by reason of its design and setting proximate, elevated and to the rear of The Old Courthouse, would seriously detract from the setting and character of the Old Courthouse and would be contrary to Objective CH20 of the Development Plan, which seeks to ensure that any development affecting the setting of a Protected Structure is sensitively sited and designed. Furthermore, the proposed development would not positively enhance the ACA and, therefore, would be contrary to Objective DMS157 of the Development Plan, which seeks to support new development that makes a positive contribution to an ACA. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 22/05/2018

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Paul Hyde