



An  
Bord  
Pleanála

**Board Direction**  
**BD-001739-18**  
**ABP-302335-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/11/2018.

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 end-of-terrace location of the proposed development in a residential streetscape characterised with hipped roof structures, it is considered that the proposed development, by reason of its form, massing and design, would result in a built form which would fail to respect its context, it would be visually obtrusive in its setting and it would establish an undesirable precedent for similar development in its vicinity. This would be contrary to Objective DSM41 of the Fingal County Development Plan, 2017-2023, which only permits such interventions where no negative impact arises on the existing character and form of the property. The proposed development would set an undesirable precedent for similar development in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 23/11/2018

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Terry Ó Niadh