



An
Bord
Pleanála

Board Direction
BD-003080-19
ABP-303603-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/05/2019.

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 located within an established residential area and is zoned RS Residential in the Fingal County Development Plan 2017-2023, with an objective to provide for residential development and protect and improve residential amenity. Furthermore, Objectives PM44, DMS39 and DMS40 of the Development Plan in relation to infill development seek to encourage and promote the development of underutilised infill sites in existing residential areas subject to the character of the area and environment being protected. The proposed development, by reason of its building line, which is set entirely forward of the predominant building line along Claremont Road would be at odds with the pattern of development in the area and would materially affect the character and amenity of the area. The proposed development would contravene the zoning objective for the area and Objectives PM44, DMS39 and DMS40 of the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 17/05/2019

Maria FitzGerald