



An
Bord
Pleanála

Board Direction
BD-003325-19
ABP-303900-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6/6/2019.

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 overall design, scale and massing of the proposed development, the pattern of development in the area, the residential zoning objective "*To provide for residential amenity and protect, provide and improve residential amenities*", and the stated objectives and policy provision of the Fingal County Development Plan 2017-2023, for such developments, it is considered that the proposed development would be incongruous in terms overall design, which would be out of character with the existing dwelling and would set an undesirable precedent for future development in this area and if permitted, adversely impact upon the visual and residential amenities and character of the area.

Board Member

Date: 17/06/2019

Michelle Fagan