



An  
Bord  
Pleanála

**Board Direction**  
**BD-004029-19**  
**ABP-304514-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 5<sup>th</sup>, 2019.

The Board decided, on a vote of two to one, to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the location of the subject site to the rear of numbers 17 and 18 Station Road, which are included in the Register of Protected Structures set out in the Fingal County Development Plan 2017 – 2023, and within the Sutton Cross and Environs Architectural Conservation Area, it is considered that the increased height and bulk of the proposed apartment block, as compared to that for which planning permission register reference number F16A/0541 (An Bord Pleanála reference number PL06F.249130) relates, would be overbearing on these Protected Structures, would fail to respect the character of the area and would be visually obtrusive from the public street, from adjoining residential properties and from the path along the adjoining railway line. The proposed development would, therefore, detract from the character and setting of these protected structures and adversely affect the architectural conservation area, and would be contrary to the proper planning and sustainable development of the area

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that, notwithstanding the benefits of increased residential density

generally, the impact of the proposed additional height and bulk of the development would be unacceptable in the context of its proximity to the protected structures and the architectural conservation area. The Board did not consider that the options put forward to the planning authority, in response to the authority's request for additional information, adequately addressed the impact of the development, and was of the view that any increase in the height of the apartment block over and above that already permitted was unacceptable in the context of the site.

**Board Member**

**Date:** 11<sup>th</sup> September 2019

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Philip Jones