



An
Bord
Pleanála

Board Direction
BD-005314-20
ABP-305744-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/03/2020.

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 existing dwelling, 'The End', is a late 20th Century house designed by Irish architect Andrew Devane of Robinson Keefe Devane. The End is considered to be an innovative and significant building of its time that provided a symmetry and contributed to the local vernacular and cultural heritage and is well integrated into its locational setting. The proposed extension by reason of its scale, bulk, height, design, location and unsympathetic interventions would dominate and have a significant negative impact on the architectural integrity of the existing dwelling. As such it would be contrary to Objectives CH37 and CH38 and PM46 of the Fingal Development Plan 2017-2023 and to the proper planning and sustainable development of the area.
2. The subject site is located within the Howth Special Amenity Area Order where more restrictive policies apply to provide for sympathetic development to protect the special amenity of the area. The design of the proposed extension would be contrary to Policy 3.4.2 (extensions) of the Order in that it would not ^{be} in character with the existing structure. It would appear visually dominant and would not enhance the character of the existing building in this sensitive landscape and would negatively impact on views from the Cliff Walk

and from the coastal area. As such it would be contrary to Objectives RF51 and NH40 of the Fingal Development Plan 2017-2023 and to the proper planning and sustainable development of the area.

3. It is considered that insufficient information has been submitted to relative to surface and foul water drainage systems to ensure that the proposal would be in accordance with current standards for such works and would not be prejudicial to public health. As such it would be contrary to the proper planning and sustainable development of the area.

Board Member


Terry Prendergast

Date: 06/03/2020

DECISION QUASHED