



An  
Bord  
Pleanála

**Board Direction**  
**BD-004991-20**  
**ABP-306112-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/01/2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. Having regard to the restricted floor area of the flat / apartment unit for which retention is sought, its design layout and orientation including position relative to surrounding properties (specifically the extension at No.24) and fenestration to habitable rooms and the subdivision of the private amenity space on the overall site and significantly reduced area of private amenity space to the house at No.23, it is considered that the proposed development would result in a poor quality of residential layout that would have a negative impact on the residential amenities of occupants of both the residential unit for which retention is sought and the original house at No.23. The development proposed for retention would therefore be contrary to the provisions of the *Sustainable Urban Housing: Design Standards for New Apartments (2018)* with regard to the floor area and layout of the flat / apartment for retention, would be contrary to the provisions of the *Fingal Development Plan, 2017-2023* regarding private amenity space for houses and overall would be such as to seriously injure the amenities and depreciate the value of property in the vicinity and be contrary to the proper planning and sustainable development of the area.

2. The proposed development would materially contravene a condition attached to an existing permission for development, being Condition No.3 attached to Fingal County Council Ref. F18B/0111 which permitted the extension in which the flat / apartment for which retention is sought is located on the basis that the dwelling at No. 23 Boroimhe Hazel would be used as a single dwelling unit apart from such use as may exempted development for the purposes of the Planning and Development Regulations.
3. Having regard to the suburban location of the site and its location relative to public transport routes, to the current restricted availability of car parking in the Boroimhe Hazel development and the observed evidence of significant parking congestion and demand in the vicinity of the site, together with the lack of clarity regarding dedicated car parking provision for the existing extended three bedroom house at No.23 Boroimhe Hazel, it is considered that the lack of parking provision for the apartment for which retention is sought would exacerbate the current parking issues in the vicinity of the site and lead to serious congestion in the vicinity of the site. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 21/01/2020

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Michelle Fagan