



An  
Bord  
Pleanála

**Board Direction**  
**BD-005793-20**  
**ABP-306375-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/05/2020.

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 Board considered that the proposed dwelling by reason of its location, design, scale and massing would appear visually dominant and overly prominent on this end of terrace corner site at the junction of two roads and would jutt out and be further forward of the building line of the terrace to the west in Fortlawn Drive. As such it would set an undesirable precedent and be contrary to Objectives DMS39 (infill development in character with the area) and DMS40 (relative to the building line) of the Fingal Development Plan 2017-2023 and to the proper planning and sustainable development of the area.

2. The Board 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**

**Date:** 20/05/2020

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Paul Hyde