



An
Bord
Pleanála

Board Direction
BD-007414-21
ABP-308282-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/01/2021.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to Objective DMS 43 of the Fingal County Development Plan 2017 - 2023 which provides criteria for the favourable consideration of connected family accommodation, to the lack of a direct connection between the existing dwelling and the proposed dwelling and to the layout of the private open space to the rear which cuts into the garden space for the existing house, the Board was not satisfied that the proposed dwelling is in accordance with the relevant provisions of the Fingal County Development Plan 2017 - 2023 or would provide a satisfactory level of residential amenity for existing and future occupants. It is considered therefore that the proposed development would not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board was not satisfied that the design and layout of the proposed dwelling was satisfactory and that it would lend itself to becoming part of the main house when it was no longer required. The Board noted in particular that the house was effectively a separate dwelling unit without connectivity to the existing dwelling. The Board

considered that the proposed development would be contrary to the relevant provisions of the Fingal Development Plan 2017 – 2023 and would therefore not be in accordance with the proper planning and sustainable development of the area.

Board Member

Date: 26/01/2021

Maria FitzGerald