



An
Bord
Pleanála

Board Direction
BD-007856-21
ABP-308567-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/04/2021.

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

Reasons and Considerations

The proposed development, by reason of its form, layout and design, would be visually incongruous, particularly with regard to the depth of the plan on the site and the unsatisfactory combination of roof forms that result in an extensive area of blank gable, which would be a discordant element in the area and would fail to create a sense of harmony with adjacent dwellings. The proposed development would be contrary to Objective DMS39 and Objective DMS40 of the Fingal Development Plan 2017-2023 which sets out the parameters for the provision of appropriate infill / corner site development. The proposed development would, therefore, seriously injure the visual amenities of the area and 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 the form and design of the proposed development would detract from the character and visual amenity of Drumnigh Wood and would not

harmonise with the adjacent properties. The proposed development would therefore seriously injure the visual amenities of the area.

Board Member

Date: 09/04/2021

Michelle Fagan