



An
Bord
Pleanála

Board Direction
BD-007987-21
ABP-308760-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/04/2021.

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

Reasons and Considerations

Having regard to the height of the proposed family flat extension and its extent along the common boundary shared with the adjoining dwelling to the west, it is considered that the proposed development would seriously injure the residential amenity of the adjoining dwelling No. 57 Meadowbrook Park by way of overbearing impact and loss of outlook. Such development would be contrary to Objective PM46 of the Fingal County Development Plan 2017-2023 which seeks to ensure extensions to dwellings do not negatively impact on adjoining properties, and would be contrary to the zoning objective of the area which seeks to protect and improve residential amenity.

Furthermore, the configuration and height of the proposed family flat would provide a substandard area and poor level of private amenity space to the rear of the existing dwelling. Such development would be contrary to the development management standards for extensions to dwellings, as set out in Chapter 12 of the Fingal County Development Plan 2017-2023. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Michelle Fagan

Date: 23/04/2021