



An
Bord
Pleanála

Board Direction
BD-008494-21
ABP-309396-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/06/2021.

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 established pattern of residential development in the vicinity, the existing building line on this northern end of the cul-de-sac, to the east of the appeal site and the proximity to site boundaries, it is considered that the provision of two additional dwellings, albeit a semi-detached pair, at this location in the side garden of no.299 Elner Court, would constitute overdevelopment of this restricted site, would be visually discordant to the pattern of development in the area and would set an undesirable precedent and seriously injure the character and amenities of the area. As such, the proposal would not be in accordance with Objectives DMS29, DMS39, DMS40 and DMS44 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: 10/06/2021