



An
Bord
Pleanála

Board Direction
BD-014380-23
ABP-314632-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/10/2023.

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

Reasons and Considerations

1. Having regard to the architectural merit of the existing building, its current condition and the contribution it makes to this section of Carrickbrack Road which has a unique and identifiable streetscape character, it is considered that the proposed development is contrary to Objective SPQHO44 of the Fingal County Development Plan, 2023-2029 which seeks to '...encourage the retention and retrofitting of structurally sound, habitable dwellings in good condition as opposed to demolition and replacement and will also encourage the retention of existing houses, such as cottages, that, while not Protected Structures or located within an ACA, do have their own merit and/or contribute beneficially to the area in terms of visual amenity, character or accommodation type'. In the absence of a demolition justification report (as required by Section 14.21.1 (Re-use of existing buildings) of the Plan), the proposed development is also considered to be contrary to Objective DMSO256 (Retrofitting and Re-Use of Existing Buildings) which seeks to 'Support the retrofitting and reuse of existing buildings rather than their demolition and reconstruction where possible. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the site within the Howth SAAO and where there is an objective along the Carrickbrack Road 'To Protect Views', the Board is not satisfied, in the absence of a Landscape Visual Assessment and contiguous side elevations to show the proposed development in the context of Carrickbrack Road and the adjoining properties (i.e outlined on elevations), that the proposed development would not have a detrimental impact on the character of this section of the Carrickbrack Road. The proposed development is considered to be contrary to Objective GINHO56 of the Fingal County Development Plan, 2023-2029 and is therefore, contrary to the proper planning and sustainable development of the area.

Board Member



Una Crosse

Date: 27/10/2023