

An
Bord
Pleanála

Board Direction
BD-012719-23
ABP-315926-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/06/2023.

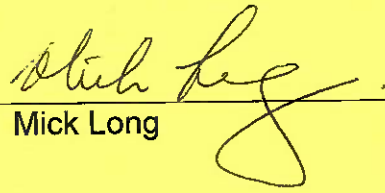
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The site is located on an elevated site which is visible from Howth Harbour and the surrounding area. It is considered that the proposed extension, by reason of the design and layout, and location on the second floor of the dwelling, would protrude above the established skyline, would be out of scale with its surroundings, would seriously detract from the architectural character and setting of those dwellings in the vicinity. The proposed development would, therefore, be contrary to Policy SPQHP41 and Objective SPQHO45 of the Fingal County Development Plan 2023-2029. The development would therefore be contrary to the proper planning and sustainable development of the area.
2. The site is located within the Howth Architectural Conservation Area. The Board considered the development would adversely affect the character of the conservation area and would be contrary to Policy Objective DMSO187 and HCAP14 of the Fingal County Development Plan 2023-2029. The

development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member



Mick Long

Date: 30/06/2023