

An
Bord
Pleanála

Board Direction
BD-015639-24
ABP-316392-23


The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/02/2024.

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

Reasons and Considerations

The proposed timber cabin by reason of its design, scale and siting to the front of the existing dwelling would represent a haphazard form of development with the proposed footprint proposed substantially breaching the building line which would contravene Section 14.4.8 of the Fingal Development Plan 2023-2029 in respect of building lines. Furthermore, the modular unit style design with a timber finish located in the front garden would represent an inappropriate and incongruous intervention to the existing streetscape and would seriously injure the visual amenities of the residential area, would be inconsistent with the established character and pattern of development in the area, would fail to comply with Objective SPQHO45 of the Fingal Development Plan which seeks to 'encourage sensitively designed extensions to existing dwellings which do not negatively impact on the environment or on adjoining properties or area' and would set an inappropriate precedent for similar forms of development. The proposed development would, therefore, be contrary to the proper planning and development of the area.

Board Member


Una Crosse

Date: 29/02/2024