



An  
Bord  
Pleanála

**Board Direction**  
**BD-016605-24**  
**ABP-318693-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/06/2024.

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 development would entail the enlargement of windows on the front façade of an existing vernacular structure that retains its external historic architectural character and proportions. The proposed development would have an adverse impact on the historic character of the existing structure, would be detrimental to the visual character of the existing streetscape and the visual amenities of the area. The proposed development would also be contrary to Policies HCAP 25 and HCAP 26 of the Fingal County Development Plan 2023-2029 which seek to protect historic building and streetscape character whether structures are protected or not. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Una Crosse

**Date:** 17/06/2024