

An  
Bord  
Pleanála

**Board Direction**  
**BD-017883-24**  
**ABP-318722-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/10/2024.

The Board decided to refuse permission for the following reasons and considerations.

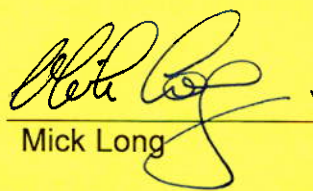
### **Reasons and Considerations**

1. Having regard to the character of the surrounding area, the cumulative mass and form of the proposed development including the significant alteration of Barbary and the proposed infill dwellings, the proposed development would present an incongruous and visually dominant development which would be overbearing and contribute to an erosion of the distinctive and attractive character of the area. The proposed development would seriously injure the visual amenities of the area and would not be in accordance with Objective SPQH039 and Objective SPQH042 of the Fingal Development Plan 2023-2029. The proposed development is therefore, contrary to the proper planning and sustainable development of the area.
2. The location of the site is within the buffer zone of the Howth SAAO, in an area designated as "Highly Sensitive Landscape", adjacent to a number of protected structures including Slieverue and where there is a map based specific objective along Strand Road 'To Protect Views'. The proposed development by reason of the scale, design and the significant alteration to Barbary will have a detrimental impact on the character of this section of the Strand Road streetscape, which is contrary to Objective HCAO24 of the Fingal County Development Plan, 2023-

2029 and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the planning authority that the proposed infill development, and alternative designs submitted, which would exceed the height of the existing Barbary property, located in close proximity to the adjacent residential property, would present an incongruous form of over development out of character with the existing residential area and would not be subservient to the existing residential development. The Board agreed with the Inspector that the alterations to Barbary were significant but did not agree that the proposed development would not have an unacceptable impact on the visual amenities of the area and considered the proposed form and design would impact on the adjacent residential amenities and protected structure.

**Board Member**

  
Mick Long

**Date:** 16/10/2024