

An
Bord
Pleanála

Board Direction
BD-017673-24
ABP-319853-24

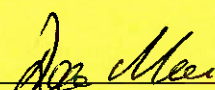
The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/10/2024.

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

Reasons and Considerations

The application site is zoned with the objective "provide for residential development and protect and improve residential amenity" in the Fingal Development Plan 2023-2029. Having regard to the limited site size, scale, and design for which retention permission is sought, and the use therein, the proposed development fails to accord with Section 14.10.4 of the Fingal Development Plan 2023-2029 with respect to the provision of garden rooms being ancillary accommodation, would result in substandard private amenity space, contrary to DMS027, negatively impacting on the residential amenity of the subject dwelling and adjoining properties. The proposed development would also set an undesirable precedent for future development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

Board Member


Declan Moore

Date: 01/10/2024