

An  
Bord  
Pleanála

**Board Direction**  
**BD-017901-24**  
**ABP-319872-24**

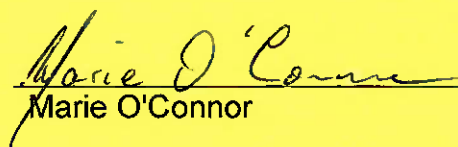
The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/10/2024.

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

#### **Reasons and Considerations**

The subject site is located in an area zoned 'HA' - High Amenity, for which the objective is "*to protect and enhance high amenity areas*", as set out in the Fingal Development Plan 2023-2029. Having regard to the nature and scale of the proposed development, comprising alterations and extensions to a single-storey vernacular dwelling, it is considered that by reason of the design of the extensions, in terms of height, scale, bulk and fenestration detail, the proposed development would have a significant and negative impact on the character and setting of the existing dwelling and visual amenity of the rural area, would therefore be contrary to Policy GINHP28, Objective GINHO67, Policy HCAP22, Objective DMSO190 and Section 14.12.13 of the Fingal Development Plan 2023-2029 and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Marie O'Connor

**Date:** 21/10/2024