



An
Bord
Pleanála

Board Direction
BD-018136-24
ABP-320196-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/11/2024.

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

Reasons and Considerations

1. The proposal is considered to be contrary to the Residential zoning of the subject site, as set out in the Fingal Development Plan 2023-2029, which seeks to provide for residential development and to protect and improve residential amenity, as the built form is considered to be excessive scale with insufficient useable private open for the occupants of the dwelling. This lack of useable private open space is indicative of overdevelopment of the site and would create an undesirable precedent for similar development in the area. The site layout and lack of quality private open space to serve the dwelling proposal is thus contrary to the policies of the Fingal County Development Plan 2023 – 2029 including Section 14.10.2 (Residential Extensions) and Section 14.10.2.3 (Ground Floor Extensions (rear)). The proposed development is therefore contrary to the proper planning and sustainable development of the area.

Board Member


Liam McGree

Date: 11/11/2024