

An
Bord
Pleanála

Board Direction
BD-018252-24
ABP-320558-24


The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/11/2024.

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

Reasons and Considerations

The subject site is located in an area zoned 'RS' – Residential, the objective of which is *'to provide for residential development and protect and improve residential amenity'*, as set out in the Fingal Development Plan 2023-2029. Having regard to its scale and bulk, particularly given its height and depth on the eastern property boundary, the proposed side extension would have an undue overbearing impact and therefore negatively impact on the residential amenity of No. 86 New Haven Bay. And, by reason of the location of a habitable room window on the rear elevation at first floor level in conjunction with the limited building setback from the southern boundary, the proposed side extension would cause a loss of privacy and therefore negatively impact on the residential amenity of residential properties to the south, particularly No. 35 Trimleston, therefore the proposal would be contrary to Policy SPQHP41 and Objective SPQHO45 of the Fingal Development Plan 2023-2029 and contrary to the proper planning and sustainable development of the area.

Board Member


Declan Moore

Date: 19/11/2024