

An
Bord
Pleanála

Board Direction
BD-019026-25
ABP-321059-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/02/2025.

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

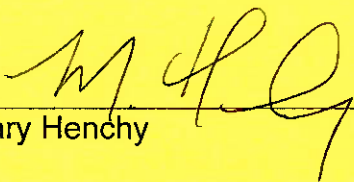
Reasons and Considerations

1. Having Regard to the location of the site within the area designated Howth Special Amenity Area, and its position relative to adjoining property it is considered that the design of the proposed structure would be incongruous in this setting creating a dominant feature that would detract from the character of the area, and it would set an unwelcome precedent. The Board noted the design of the adjacent property Ard Na Rí but considered that this did not set a precedent for the proposed development, the Board considered that the Landscape and Visual Assessment and images, specifically View 01 and View 02. (existing and proposed), submitted with the application demonstrated that the development propose would result in a more prominent feature than the adjacent property. The development proposed would therefore be contrary to Policy GINHP25 and objective GINHO59 and GINHO60 of the Fingal County Development Plan 2023-2029 and to policies 2.1.1 and 2.2.1 of the Howth Special Amenity Area Order relating to the character or special features of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The RS zoning objective for this area set out in the Fingal County Development Plan 2023-2029 is to provide for residential development and protect and improve residential amenity. In the absence of crucial details of planting and screening measures, ground works, boundary treatments and landscaping, and a daylight and sunlight assessment, it is not possible to be confident that the proposed development would not cause unacceptable overlooking and overshadowing of neighbouring properties and consequent loss of residential amenity.

The Board disagreed with the Inspector and shared the view of the Planning Authority that based on the information submitted that in this instance the proposed demolition of the existing structure is not a reason for refusal.

Board Member


Mary Henchy

Date: 26/02/2025