

An  
Bord  
Pleanála

**Board Direction**  
**BD-019689-25**  
**ABP-321653-25**

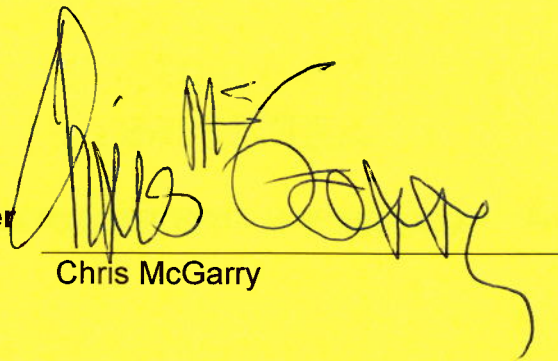
The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/05/2025.

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 zoned 'RS' Residential under the Fingal Development Plan 2023 – 2029, the objective of which is to 'Provide for residential development and protect and improve residential amenity'. Having regard to the site size and the existing dwellings on site, the proposed dwelling, by reason of its location, positioning and the constrained nature of the sole access route to the independent dwelling via a narrow shared passageway, is considered to be overdevelopment of the site and would not respect the existing residential setting. It is considered that the proposed development would be substandard and out of character with the established pattern of development in the area and would not provide appropriate amenity for prospective residents. The proposed development would be contrary to Objectives SPQHP35, SPQHO 42 as relates to Sustainable Placemaking and Quality Homes, DMSO 31 (Refuse Storage Areas), Section 14.5 (Consolidation of the Built Form: Design Parameters), and Section 14.6 (Design Criteria for Residential Development) of the Fingal Development Plan 2023-2029. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



Chris McGarry

**Date:** 16/05/2025