



An
Bord
Pleanála

Board Direction
BD-019723-25
ABP-321795-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/05/2025.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. The development consists of a substantial addition to a prominent 19th century vernacular dwelling of architectural merit which, while not a Protected Structure, positively contributes to the character of the surrounding area. The demolition and addition to the northern elevation, by virtue of their scale, massing, design, materials used, together with inappropriate changes to fenestration and external finishes in the northern elevation, are unsympathetic to, and out of keeping with, the dwelling, substantially harming the historic setting and character of Tara Hall. The development fails to have appropriate regard to the direction in Table 14.26 of the Fingal County Development Plan 2023-2029 and consequently contravenes Objective DMSO190 of the said plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the scale, massing, design and materials used in the addition to the northern elevation of an existing local vernacular heritage dwelling, and also having regard to the prominent location of the dwelling, in an area where the land use zoning objective is 'High Amenity' with an objective to protect and enhance high amenity areas as indicated in the Fingal County Development Plan 2023-2029, it is considered that the addition to be

retained detracts from the character and setting of the existing dwelling, fails to appropriately take into account the contribution the existing dwelling makes to the distinctiveness and sense of place of this high amenity area and would thus be contrary to Objective GINHO67 of the said statutory plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The development is visible from a number of locations along paths and roads with designated protected and preserved views as indicated in Map B of the Howth Special Amenity Area Order and in Sheet No. 10 of the Fingal County Development Plan 2023-2029. The development by virtue of its scale, massing, design and materials used, would detract from the character and setting of the existing dwelling, consequently, detract from the character of the landscape in which it is located and have a significant negative visual effect on these preserved and protected views. The proposed development would thus contravene Objective 2.1 and Policy 2.1.1 of the Howth Special Amenity Area Order and Objective GINHO60 of the Fingal County Development Plan 2023-2029. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the planning authority's concerns in relation to the impact the demolition and addition have on the character and setting of Tara Hall.

Notwithstanding the applicant's Conservation Architect's report (dated November 2024), the Board concurred with the concerns raised in the planning authority's Architectural Conservation Officer's report (dated January 2025) with regards to the works subject of this application. The Board considered that the addition to the northern elevation of the vernacular dwelling of architectural merit would detract from the character and setting of the dwelling and, given its visual prominence in a high amenity area, would be contrary to Objective GINHO67. Having regard to the plans, particulars and images on the application file, and given the prominent location of the dwelling and subject addition, the Board did not agree with the Inspector that the proposal does not impede or detract from the visual amenities or distinctive character of the area or from views or prospects of special amenity value. The

Board noted that the addition to the dwelling is visible from a number of locations from the east, west and north-west, along the Balcadden Road and the East Pier from roads and paths with protected and preserved views. Furthermore, the Board was not satisfied that there was sufficient information on file to carry out an Appropriate Assessment screening, however this deficiency in information may be addressed by way of a request for further information, but given the substantive reasons for refusal, the Board decided not to pursue this issue any further at this stage.

Board Member

A handwritten signature in black ink, appearing to read 'Tom Rabbette', written over a horizontal line.

Tom Rabbette

Date: 21/05/2025