

An
Bord
Pleanála

Board Direction
BD-019718-25
ABP-321845-25

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

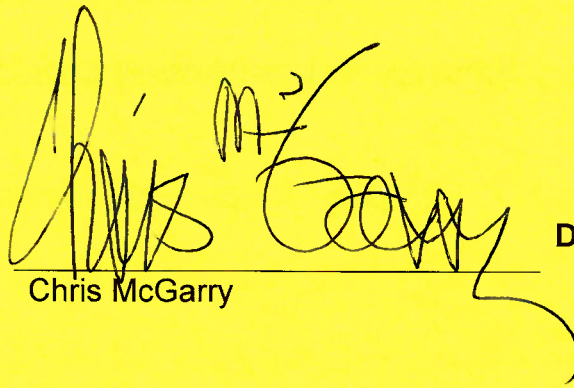
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The application site is zoned with the objective "provide for residential development and protect and improve residential amenity" in the Fingal Development Plan 2023-2029. Having regard to the limited site size and to combined scale, height and design of the development for which retention permission is sought and the proposed development and the consequent significant proportion of the original open area allocated to these additional building forms, it is considered that the development for which retention permission is sought and the proposed development would result in an unsatisfactory standard of residential amenity for existing and future occupants of the house and result in overdevelopment of the site by reason of inadequate provision of usable open space. Furthermore, the development for which retention permission is sought and the proposed development, due to its height, scale and the proximity to site boundaries would have an overbearing impact on the neighbouring properties and would detract from the amenities of the area. The development for which retention permission is sought and the proposed development, by itself and by reason of the undesirable precedent it would set for future development in the area would, therefore, seriously injure the

residential amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

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

Chris McGarry

Date: 21/05/2025