

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Fingal County**

**Planning Register Reference Number: F15A/0419**

An Bord Pleanála Reference Number: PL 06F.245787

**APPEAL** by Fintan and Fiona Monahan of Saint Judes, Carrickhill Heights, Portmarnock, County Dublin against the decision made on the 29<sup>th</sup> day of October, 2015 by Fingal County Council to refuse permission.

**PROPOSED DEVELOPMENT:** The demolition of an existing store and construction of a single storey two bedroom detached bungalow at Saint Judes, Carrickhill Heights, Portmarnock, County Dublin.

## **DECISION**

**REFUSE** permission for the above proposed development based on the reasons and considerations set out below.

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

Having regard to the limited area and configuration of the site and its relationship to adjoining property, it is considered that the proposed development would be an inappropriate form of development at this location, would represent significant overdevelopment of this constrained site, would result in a substandard form of residential development, would seriously injure the residential amenities of surrounding dwellings and of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2016.**