

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Fingal County

Planning Register Reference Number: F15A/0578

An Bord Pleanála Reference Number: PL 06F.246258

APPEAL by Jason Bonney care of James M. Briscoe of 68 Carrickhill Road, Portmarnock, County Dublin against the decision made on the 10th day of February, 2016 by Fingal County Council to refuse permission.

PROPOSED DEVELOPMENT: Conversion of existing detached single storey garage to self contained two bedroom residential unit at 89 Drumnigh Wood, 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

1. The pattern of development in the immediate adjoining area consists of established two-storey form detached and semi-detached houses with ancillary single storey garages located to the rear of the sites. The conversion of one of those garages to a residential unit would be out of character and inconsistent with the pattern of development in the immediate area and would result in a residential unit inappropriately positioned on a backland site which would seriously injure the amenities of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development comprising the conversion of a detached single storey garage to use as a residential unit would, by reason of its self-contained design, independent access arrangements and lack of physical connection to the existing dwelling on site, be contrary to Objective RD25 of the Fingal County Development Plan 2011-2017. This objective is considered to be reasonable. The proposed development would result in the creation of an independent residential unit on this site which would be contrary to the stated planning policy and objectives of the planning authority in relation to 'Family Flats' as set out in the Development Plan and would set an undesirable precedent for similar development on residentially zoned lands. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2016.