

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Fingal County

Planning Register Reference Number: F15A/0596

An Bord Pleanála Reference Number: PL06F.246305

APPEAL by Chris Reilly care of Joseph English Architecture of The Quay, Portrane, County Dublin against the decision made on the 18th day of February, 2016 by Fingal County Council to refuse permission.

PROPOSED DEVELOPMENT: Demolition of sun lounge to rear garden and construction of new semi-detached two-storey, three bedroom house to side, with ancillaries and new vehicular access at 4 Drynam Road Swords, 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 established pattern of development in the vicinity, the existing building lines on the cul-de-sac to the south of the appeal site and the proximity to site boundaries, it is considered that the provision of an additional dwelling at this location would constitute overdevelopment of this restricted site, would be visually obtrusive and would seriously injure the visual amenities of the area. 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.