

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Fingal County

Planning Register Reference Number: F15A/0595

An Bord Pleanála Reference Number: PL 06F.246318

APPEAL by Robert Rendell and Rhonda Moran care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 18th day of February, 2016 by Fingal County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a replacement garage consisting of ground floor car storage and first floor attic storage, with conservation rooflights all at "Carrick," Danesfort Avenue, Old Carrickbrack Road, Howth, 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

The proposed development, by reason of its scale, height and design incorporating an upper storey and windows at both lower and upper floor levels fronting onto Danesfort Avenue and by reason of its remote location relative to the main dwelling on site would represent disorderly and piecemeal development that would seriously injure the visual amenities of the sensitive landscape within the area of the Howth Special Amenity Area Order. The proposed development would, therefore, be contrary to the provisions of the Fingal Development Plan 2011-2017 and the Howth Special Amenity Area Order and to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the nature and extent of the modifications to the proposed garage by way of the attachment of conditions to a grant of planning permission would render the proposed development materially different to the development as defined in the planning application documentation. Accordingly, while sharing the Planning Inspector's conclusions in relation to the scale and design of the proposed development, the Board considered that it would be appropriate, in all of the circumstances of the case, to refuse planning permission for the proposed development.

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

Dated this day of 2016.