

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Fingal County

Planning Register Reference Number: F15A/0408

An Bord Pleanála Reference Number: PL 06F.246722

APPEAL by Lorraine Allen, Thomas Knape and Therese O'Regan-Artaud care of Island View, Tower Street, Rush, County Dublin against the decision made on the 17th day of May, 2016 by Fingal County Council to grant subject to conditions a permission to Bríd Smyth care of WCA Architects of Broadmeadow Hall, Applewood Village, Swords, County Dublin.

PROPOSED DEVELOPMENT: (A) Demolition of existing dwelling 'Saint Judes', (B) two new replacement dwellings in situ, (C) new dwelling a two-storey/dormer to rear of site, and (D) all associated alterations and site works, including vehicular access to south of the site at 'Saint Judes', Tower Street, Rush, 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 site of the proposed development is part designated as High Amenity and part residential in the Fingal Development Plan 2011 - 2017. The High Amenity zoning objective seeks to protect and enhance high amenity, which is considered reasonable. The site is also located in a coastal area designated as being a Highly Sensitive Landscape, and it is an objective of the Development Plan to protect the special character of the coast by preventing inappropriate development along the coast. Having regard to the location and layout of the proposed detached house and associated residential garden area, it is considered that the proposed development would seriously injure the visual amenities and landscape character of the area, would be contrary to the High Amenity zoning objective, would constitute the overdevelopment of a restricted site within the residential zone, would be contrary to Objective Z04 of the Development Plan in respect of transitional zonal areas, would consolidate a poor pattern of development in proximity to a recorded monument, and would seriously detract from the character and setting of the monument, which is identified in the National Inventory of Architectural Heritage as being of national importance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the limited extent of the courtyard area and access requirements to serve three houses, which would be wholly hard paved, without provision for soft landscaping, and with high walls to the west, it is considered that the car parking arrangement for the proposed development would be seriously substandard by reason of cramped parking and manoeuvring arrangements, would result in poor residential amenity, would constitute the overdevelopment of a restricted site within the residential zone, would lead to conflict between vehicular traffic and pedestrians, and would endanger public safety by reason of traffic hazard.

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

Dated this day of 2016.