

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Fingal County**

**Planning Register Reference Number: F16A/0192**

An Bord Pleanála Reference Number: PL 06F.246918

**APPEAL** by Susan and John Kelly care of Tyler Owens Architects of The Mash House, Distillery Road, Dublin against the decision made on the 22<sup>nd</sup> day of June, 2016 by Fingal County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Alterations to a previously approved single storey dwelling (planning register reference number F15A/0315) to increase the finished floor level by 730 millimetres to address the flood risk and to facilitate drainage on site at lands to rear of "Errill", 38 Howth Road, Sutton, Dublin. No other alterations to the approved development are proposed.

## **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 excessive height relative to surrounding buildings and its proximity to site boundaries would be visually obtrusive and out of character with the pattern of development in the vicinity, and would seriously injure the amenities of adjoining residential properties. 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.**