

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Fingal County

Planning Register Reference Number: FW16A/0075

An Bord Pleanála Reference Number: PL 06F.246992

APPEAL by Mark McDonnell and Peter Woods care of Stephen Molloy Architects of 12 Saint Brigid's Shopping Centre, Main Street, Blanchardstown, Dublin against the decision made on the 1st day of July, 2016 by Fingal County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a detached, part two storey/part single storey residential dwelling to the side of the existing residential dwelling with off street parking, associated site works and connections to services at 42 Aspen Avenue, Clonsilla, 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 nature, scale, orientation and design of the proposed development, and to the pattern of development in the area, the Board considered that the proposed development would seriously injure the residential and visual amenities of the area, would set an undesirable precedent and would, therefore, be contrary to the proper planning and sustainable development of the area

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the narrowness of the subject site, the orientation of the proposed house and the pattern of development in the vicinity and did not consider that the design approach in this instances was appropriate.

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

Dated this day of 2016.