

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Fingal County**

**Planning Register Reference Number: F16A/0323**

An Bord Pleanála Reference Number: PL 06F.247387

**APPEAL** by Alison and Adrian Devally care of F.D. Breitenstein's Studio D'Architectes of 121 Boulevard North, Bayside, Dublin against the decision made on the 12<sup>th</sup> day of September, 2016 by Fingal County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Conversion of the detached garage at the front into a mews type one bedroom self-contained dwelling with separating garden walls and separate vehicular access, minor front and sides façade modifications and extensions, all at number 1, d'Alton Mews, Malahide, 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 pattern of development in the immediate adjoining area consists of established two-storey detached houses with dormer accommodation. The conversion of a garage ancillary to one of these existing houses to form a new single storey residential unit on a subdivided site would result in a residential development inappropriately positioned forward of the building line which would be out of character and inconsistent with the pattern of development in the immediate area and would seriously injure the amenities of property in the vicinity. Furthermore, it would have potential to set an undesirable precedent for other such similar development and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed outdoor private amenity space intended to serve the residential unit, by reason of its position on a constrained site and the degree to which it would be directly overlooked by the current host house on site, would result in substandard private amenity space for future occupants of the new residential unit and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2017.**