

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Fingal County

Planning Register Reference Number: F16B/0227

An Bord Pleanála Reference Number: PL 06F.247578

APPEAL by Giuseppina Morelli care of John Henry of 83 Swords Road, Whitehall, Dublin against the decision made on the 20th day of October, 2016 by Fingal County Council to refuse permission.

PROPOSED DEVELOPMENT: A proposed narrow two-storey extension to side (west facing), single storey extension to rear (south facing), alteration and extension to roof profile to create habitable first floor level with dormer style roof design, proposed first floor use as ancillary granny flat/family apartment, associated internal and external alterations, removal of boiler house, relocation of main access doorway from side to front façade, partial demolition of on-site gateway structure, removal of chimney stack with all associated site development works to dwellinghouse at “Carina”, Bissets Strand, 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

Having regard to the planning history of the subject premises, which was permitted solely as a granny flat under planning permission register reference number 92A/1726, and having regard to the restricted size and configuration of the site and to the proximity of the existing premises to adjoining property to the east, it is considered that, notwithstanding the amendments submitted as part of the appeal, the proposed development would constitute overdevelopment of the site and would, by reason of its scale, height and bulk, seriously injure the residential amenities of the property to the east due to its overbearing impact, visual obtrusiveness and diminution of daylight. The proposed development would, therefore, contravene the zoning objective applicable to the site, as set out in the Fingal County Development Plan 2011-2017, and would 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 2017.