

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Fingal County**

**Planning Register Reference Number: F16A/0231**

An Bord Pleanála Reference Number: PL 06F.247625

**APPEAL** by James Ryan of 3 Martello Terrace, Strand Road, Sutton, Dublin against the decision made on the 2<sup>nd</sup> day of November, 2016 by Fingal County Council to grant subject to conditions a permission to Pete Donohoe care of Douglas Wallace Consultants of Saint Kevin's Female School, 1 Grantham Street, Dublin.

**PROPOSED DEVELOPMENT:** Demolition of the existing non-original single storey extension and lean-to shed to the rear of the dwelling house and construction of a rear extension of 32 square metres over two levels at 2 Martello Terrace, Strand Road, Sutton, 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 and two-storey scale of the proposed development, and its close proximity to neighbouring site boundaries, the Board is not satisfied that the proposed development would not be overbearing in effect or would not result in overshadowing of neighbouring rear amenity space to the north, or diminish daylight to the rear rooms of neighbouring dwellings. The proposed development would, therefore, seriously injure the visual and residential amenities of neighbouring property, and would 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 had regard to the height of the proposed development in close proximity to site boundaries, and was not satisfied that negative effects on neighbouring residential amenity would not arise in terms of overshadowing, loss of light, and overbearing impacts. No shadow diagrams were submitted, and no analysis was undertaken of the effects of the proposed development on light to habitable rooms of the adjoining houses.

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

**Dated this            day of            2017.**