



An  
Bord  
Pleanála

**Board Order  
PL 06F.247891**

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## **Planning and Development Acts 2000 to 2016**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: FW16A/0151**

**Appeal** by Victoria Homes Limited of Thomastown, Naas, County Kildare against the decision made on the 14<sup>th</sup> day of December, 2016 by Fingal County Council to refuse permission.

**Proposed Development:** (A) The demolition of existing sheds, (B) provision of off street parking to serve existing house and (C) construction of two number semi-detached dormer bungalows with off street parking and all associated site works at site to rear of number 11 Corduff Cottages, Blanchardstown, Dublin.

## **Decision**

**REFUSE permission for the above proposed development in accordance with 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 proposed development is located on a backland site accessed off a substandard private laneway outside of the full control of the applicant. Development of this site would represent a piecemeal and haphazard arrangement which would set an undesirable precedent for similar development within the area and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development is accessed over an entrance from Old Corduff Road located between numbers 10 and 11 Corduff Cottages and over a rear lane which serves parking and service/utility areas associated with numbers 1 to 20 Corduff Cottages. The entrance and rear lane are inadequate in width and without footpaths. The proposed development would give rise to additional vehicular traffic and additional vehicular traffic turning movements which would conflict with pedestrian movements at points where visibility is inadequate. Therefore, the Board is not satisfied on the basis of the material submitted with the application and appeal that the proposed development would not endanger public safety by reason of traffic hazard.

3. The proposed two storey design represents a contrived form of development in an area of single storey dwellings and would seriously injure the residential amenity of future occupants by virtue of the proposed low level rooflights to serve rooms at first floor level.

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

**Dated this          day of    2017**