

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Fingal County

Planning Register Reference Number: FW16A/0130

An Bord Pleanála Reference Number: PL 06F. 248027

APPEAL by Paul Corr of 308 Collins Avenue West, Whitehall, Dublin against the decision made on the 27th day of January, 2017 by Fingal County Council to refuse permission.

PROPOSED DEVELOPMENT: A detached two-storey dwelling and a new vehicular access at the site on the corner of Woodvale Grove and Woodvale Avenue, part rear garden of 2 Woodvale Grove and 1 Woodvale Green, 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

1. Having regard to the location of the site near a road junction and on the inside of a bend on Woodvale Avenue, where sightlines are restricted, it is considered that the use of the proposed access would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development to include a house and the realignment of the existing boundary wall along the public road would be incongruous and at variance with the established rhythm and pattern of development in the area. The proposed development would also be discordant and seriously injure the visual amenities of the streetscape and would, therefore, 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.