

## Board Order PL 06F.248317

Planning and Development Acts 2000 to 2017

**Planning Authority: Fingal County Council** 

Planning Register Reference Number: F16A/0461

**Appeal** by Lisa McMahon and Ronan Colleran care of MRD Architects of 34 Sandycove Road, Sandycove, County Dublin against the decision made on the 15<sup>th</sup> day of March, 2017 by Fingal County Council to refuse permission.

**Proposed Development:** Construction of new detached single storey mews to rear, minor external boundary wall alterations with new vehicular access to off-street parking and ancillary site works to rear at number 7 "The Mall", Malahide, County 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**

The proposed development, by reason of its building line relative to surrounding buildings and the limited setback off the western site boundary, would be inconsistent with the pattern of development in the area and adversely affect the character of the 'Malahide Historic Core' Architectural Conservation Area and the adjoining 'Malahide The Rise' Architectural Conservation Area and would thereby seriously injure the visual amenities of the area. The proposed development would also contravene Development Plan objective DMS 157 which seeks to ensure that any new development within or adjoining an Architectural Conservation Area positively enhances the character of the area. The proposed development 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

PL 06F.248317 Board Order Page 2 of 2