



An
Bord
Pleanála

Board Order
PL 06F.248627

Planning and Development Acts 2000 to 2017

Planning Authority: Fingal County Council

Planning Register Reference Number: FW17A/0040

Appeal by Maan Alyan care of Brock McClure Planning and Development Consultants of 63 York Road, Dún Laoghaire, County Dublin against the decision made on the 16th day of May, 2017 by Fingal County Council to refuse permission.

Proposed Development: Construction of one number semi-detached two-storey dwelling (circa 83 square metres) with two number bedrooms located in the western side garden of existing dwelling, new vehicular entrance and all associated site and landscape works including the demolition of an existing single storey side extension (circa 22 square metres) and an existing garden shed, all at 30 Huntstown Lawn, Blakestown, 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 close proximity and relationship with site boundaries of adjoining properties numbers 9a and 9 Briarwood Lawn, whose rear private amenity spaces are small in size, would result in unacceptable levels of overbearing onto number 9a in particular and reduce its outlook. The proposed development would also have the potential to result in indirect overlooking at first floor level onto the modest private amenity space associated with house number 9. The proposed development would, therefore, seriously injure the residential amenities of adjoining property 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