



An
Bord
Pleanála

Board Order

PL 06F.248756

Planning and Development Acts 2000 to 2017

Planning Authority: Fingal County Council

Planning Register Reference Number: F17A/0192

Appeal by Wynn Clons Development care of Downey Planning of 1 Westland Square, Pearse Street, Dublin against the decision made on the 29th day of May, 2017 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Revisions to apartment Block C (three storeys in height comprising nine number apartment units) of granted residential development planning register reference number F16A/0268 to now provide for an additional six number units as follows: two number two bed apartments at ground floor; one number two bed and one number three bed apartments at first floor and one number two bed and one number three bed apartments at second floor. This provides for an overall total of 15 number apartment units within Block C. Planning permission is also sought for revisions to the elevations and to the granted site layout to accommodate these six number apartment units including revisions to car and bicycle parking, landscaping and boundary treatments. Permission is also sought for the utilisation of the granted vehicular and pedestrian access and all associated works necessary to facilitate the development on lands adjacent to the existing residential development known as The Gallery, Turvey Walk, off Turvey Avenue and to the west of Donabate Train Station, Donabate. 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

1. Having regard to the pattern of development in the area, it is considered that the proposed development of an additional six apartments in this location without commensurate provision of additional car parking or public open space would give rise to the overdevelopment of the site, would seriously injure the amenities of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development in its current form, by virtue of its proximity, height and scale relative to adjoining private gardens associated with the residential properties to the south, would seriously injure the residential amenities of these established properties at Turvey Avenue by reason of overlooking and loss of privacy. The proposal referenced at appeal stage to incorporate 1.8 metres high balcony screens to the south side of the balconies on the south element of the proposed development, would, when taken in conjunction with the proposal for the use of opaque glass in the living room windows at this location, result in a reduction of the amenity for future occupants of the scheme to an unacceptable level because of loss of outlook and reduced daylight. The proposed development would seriously injure the residential amenities of adjoining property 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 2018