



An
Bord
Pleanála

Board Order

PL 06F.248799

Planning and Development Acts 2000 to 2017

Planning Authority: Fingal County Council

Planning Register Reference Number: F16A/0410

Appeal by Niall Savage of 7A Windmill Lands, Swords, County Dublin against the decision made on the 8th day of June, 2017 by Fingal County Council to grant subject to conditions a permission to Robbie Knight care of Green Build Design of 142 Leeson Street Upper, Dublin.

Proposed Development: Development consisting of two number additional three bedroom, single-storey semi-detached dwelling houses in the north side garden of the existing house; new boundary division walls to match existing; existing vehicular entrance is proposed to be retained and adjusted for entrances for both the new houses. The existing front garden will be adjusted for car parking for the existing house. Also included are alterations to existing site drainage and additional surface water drainage measures and associated site works, all at number 7 Windmill Lands, Swords, 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. It is considered that the proposed development would constitute significant over-development of this site, by reason of the disposition of the proposed two houses, which would involve mutual overlooking of the dwellings and private gardens of the existing and proposed dwellings, by reason of the lack of an adequate level of quality private open space for the future residents of the proposed houses on these cramped sites, and for the residents of the existing house, and by reason of the restricted access arrangements, which are unsuitable for the level of vehicular traffic likely to result from the overall provision of three dwellings. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

