



An
Bord
Pleanála

Board Order
PL 06F.248818

Planning and Development Acts 2000 to 2017

Planning Authority: Fingal County Council

Planning Register Reference Number: F17A/0217

Appeal by Marie Higgins care of Seamus Maguire and Company Solicitors of 10 Main Street, Blanchardstown, Dublin against the decision made on the 9th day of June, 2017 by Fingal County Council to refuse permission.

Proposed Development: Retention of a single storey cabin of 23 square metres as a temporary structure for use as a granny flat to the rear of 56 Main Street, Howth, 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. The site is zoned Town and District Centre in the Fingal County Development Plan 2017-2023, with an objective to protect and enhance the special physical and social character of town and district centres and provide and/or improve urban facilities. The site is also located in the Howth Historic Core Architectural Conservation Area and is subject to Objective DMS 157 of the Development Plan, which seeks to ensure that any new development within or adjoining an Architectural Conservation Area positively enhances the character of the area. The development for which retention is sought, by reason of its incongruous design and building line relative to surrounding buildings, would adversely affect the character of the Howth Historic Core Architectural Conservation Area and be contrary to Objective DMS 157 of the Development Plan. The development for which retention is sought would, therefore, be contrary to the proper planning and sustainable development of the area.

