



An
Bord
Pleanála

**Board Order
PL 06F.249381**

Planning and Development Acts 2000 to 2017

Planning Authority: Fingal County Council

Planning Register Reference Number: F17A/0432

Appeal by Adrian Peter O'Hara care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 11th day of September, 2017 by Fingal County Council to refuse permission.

Proposed Development: Demolition of an existing two-storey four bedroom, detached dwelling and the subdivision of the site to provide for construction of a new three-storey, five bedroom detached dwelling with third storey mansard style roof setback, single storey flat roof orangery to rear, balcony to front and four number rooflights. Other works as part of the development include: Sustainable Urban Drainage Systems drainage, landscaping, boundary treatments, alterations to existing vehicular entrance to be used for new dwelling and all associated works to facilitate the development at "Cuala", Greenfield Road, 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, by reason of its design, scale, bulk, height and proximity to site boundaries would seriously injure the residential amenities and depreciate the value of adjoining properties by reason of visual obtrusion and overshadowing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

