



An
Bord
Pleanála

Board Order
PL 06F.249397

Planning and Development Acts 2000 to 2017

Planning Authority: Fingal County Council

Planning Register Reference Number: F17A/0026

Appeal by Lisa Mooney care of Dermot Bannon Architects of 16 The Seapoint Building, 44/45 Clontarf Road, Dublin against the decision made on the 20th day of September, 2017 by Fingal County Council to refuse permission.

Proposed Development: Construction of a new two-storey four bedroom detached dwelling (213 square metres) including new shared parking courtyard and new shared driveway off existing laneway and associated site works, all at Dubber House (protected structure), Dubber Cross, 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 'GE' zoning of the site, the objective of which is to provide opportunities for general enterprise and employment, and under which residential use is not permitted except where a person who is an immediate member of a family in the immediate area who has not been granted permission for a dwelling previously, and is considered to have a need to reside adjacent to the family home by reason of that person's exceptional health circumstances, and having regard to the fact that the site is not adjacent to the family home where the applicant is currently residing, it is considered that the proposed residential development would contravene materially the said zoning objective and would, therefore, be contrary to the proper planning and sustainable development of the area.

