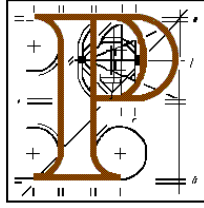


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

## Fingal County Council

**Planning Register Reference Number: F17A/0482**

An Bord Pleanála Reference Number: ABP-300087 -17

**Appeal** by Alex Kealy care of Tyler Owens Architects of The Mash House, Off Distillery Road, Dublin against the decision made on the 4<sup>th</sup> day of October, 2017 by Fingal County Council to refuse permission for the proposed development.

**Proposed Development:** Demolition of an existing two-storey, four bedroom, detached dwelling with garage; construction of replacement of two number semi-detached three-storey, three bedroom dwellings with south facing terraces including roof windows, dormer windows, balconies to one number unit, two number off-street car parking spaces off Church Street, landscaping and all associated site development works at Harbour View House, Church Street, Howth, County Dublin.

## Decision

**REFUSE permission for the above proposed development based on 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 location and the existing development on site, which contribute to the character of the Howth historic core Architectural Character Area, the objectives of the Fingal Development Plan 2017-2023 and the provisions of the Architectural Heritage Protection – Guidelines for Planning Authorities, notwithstanding the additional details that accompanied the appeal, it is considered that the proposed development, by reason of the loss of an existing building, for which sufficient rationale has not been justified by the applicant, would detract from the character of the Architectural Character Area, would be contrary to Objectives CH32 and CH33 of the Fingal Development Plan 2017-2023, which aim to maintain and reuse historic buildings and would be contrary to the requirements set out in the Architectural Heritage Protection – Guidelines for Planning Authorities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the height, mass, scale and material finishes for the proposed development, on a prominent site within Howth historic core Architectural Character Area and elevated above and to the rear of The Old Courthouse, a Protected Structure, and to the objectives of the Fingal Development Plan 2017-2023, it is considered that the proposed development, by reason of its design and setting proximate, elevated and to the rear of The Old Courthouse, would seriously detract from the setting and character of the Old Courthouse and would be contrary to Objective CH20 of the Development Plan, which seeks to ensure that any development affecting the setting of a Protected Structure is sensitively sited and designed. Furthermore, the proposed development would not positively enhance the Architectural Conservation Area and, therefore, would be contrary to Objective DMS157 of the Development Plan, which seeks to support new development that makes a positive contribution to an Architectural Conservation Area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                      day of                      2018**