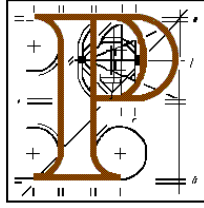


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Fingal County Council

Planning Register Reference Number: F17A/0671

An Bord Pleanála Reference Number: ABP-300732-18

Appeal by Barry and Patricia Coonagh care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 14th day of December, 2017 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Construction of a dormer bungalow with all finishes to match existing on a site to the east of the existing house with a new vehicular access from Offington Avenue and all associated site works at 69 Offington Park, Sutton, 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

The proposed development, by reason of its scale, design, height and relationship to adjoining properties, would be out of character with the prevailing pattern of development in the area which is characterised by low density bungalow type housing. The proposed development would be visually obtrusive, would seriously injure the residential amenities of property in the vicinity, would be contrary to Objective DMS44 of the Fingal County Development Plan 2017-2023 and would, therefore, be contrary to the proper planning and development of the area.

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

Dated this day of 2018