



Planning and Development Acts 2000 to 2018

Planning Authority: Fingal County Council

Planning Register Reference Number: F17A/0771

APPEAL by Fiona and Gerard Loughran of 28 Saint Patrick's Avenue, Saint Anne's Estate, Portmarnock, County Dublin against the decision made on the 22nd day of February, 2018 by Fingal County Council to grant subject to conditions a permission to Rebecca Fallon and Daragh Gibbons care of Michael O'Connor Associates of 18 Lissadel Wood, Malahide, County Dublin.

Proposed Development Retention of a single storey log cabin in the rear garden (circa 41 square metres) and for the change of use of the log cabin to Montessori use for twelve children opening hours 0900 to 1300 hours and 1400 to 1700 hours at 27 Saint Patrick's Avenue, Saint Anne's, Portmarnock, 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

Having regard to the pattern of development in the area, the layout and scale of the development site, the nature of the use proposed and the proximity and orientation of the cabin structure relative to adjoining property, it is considered that the proposed development would seriously injure the residential amenities of property in the vicinity. Furthermore, having regard to the street layout in the area and constrained nature of parking arrangements generally, the Board is not satisfied that the proposed development would not endanger public safety by reason of traffic hazard. The proposed development would not, therefore, be in accordance with the proper planning and sustainable development of the area.

Conall Boland

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2018.