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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F18A/0121**

**APPEAL** by Liam Walsh care of John Henry Architect of 83 Swords Road, Whitehall, Dublin against the decision made on the 2<sup>nd</sup> day of May, 2018 by Fingal County Council to refuse permission.

**Proposed Development:** Detached dormer roof bungalow dwellinghouse to rear garden of existing family property, using existing vehicular access driveway including subdivision of site with boundary treatment and all associated landscaping site developments works at 18 Meakstown Cottages, 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**

The proposed design of the dwelling is considered inappropriate and unsympathetic to the form and character of the existing traditional cottages adjoining the site. It is considered that the proposed development, by reason of its location within the rear and side garden of an existing house and its incongruity in relation to the pattern and character of the existing residential development in the immediate vicinity, would constitute inappropriate backland development and set an undesirable precedent for similar development in the area. The proposed development would seriously injure the amenities of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Paul Hyde**

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

**Dated this            day of            2018.**