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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F18B/0094**

**APPEAL** by Paul McMahon of 89 Cois Inbhir, Beaverstown Road, Donabate, County Dublin against the decision made on the 8<sup>th</sup> day of June, 2018 by Fingal County Council to refuse permission.

**Proposed Development:** Single storey shed to side of existing dwelling at 89 Cois Inbhir, Donabate, 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 restricted nature of this site and to the established pattern of development surrounding it, in particular, that associated with the group of five back-to-back multiple dwelling units that are highly formalised and coherent in their design and layout, it is considered that the proposed development would be visually obtrusive and would be out of character with development in the vicinity. The proposed development would seriously injure the visual and residential amenities of the area, would set an undesirable precedent for similar development in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2018.**