



Planning and Development Acts 2000 to 2018

Planning Authority: Fingal County Council

Planning Register Reference Number: F18B/0104

APPEAL by Roisin Carthy of 4 Hilltown Way, Rivervalley, County Dublin against the decision made on the 18th day of July, 2018 by Fingal County Council to refuse permission to the said Roisin Carthy.

Proposed Development A new ground floor only detached building to the rear of the existing site to be used as a gym/games room and storage, all at 4 Hilltown Way, Rivervalley, 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

It is considered that the proposed development, by reason of its built form, massing and design, would result in a built form which would fail to respect its context and would result in a visually obtrusive built form at this location. The proposed development would set an undesirable precedent for similar development in the area, 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.

Paul Hyde

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.