



Planning and Development Acts 2000 to 2018

Planning Authority: Fingal County Council

Planning Register Reference Number: FW18A/0090

APPEAL by Francis Harris and Mary Hanway care of Plantech of unit 1, Office 23, North Park, Exit 5 (M50), Dublin against the decision made on the 15th day of August, 2018 by Fingal County Council to refuse permission.

Proposed Development: Construction of a new single storey one bedroom family apartment to be located to the rear garden. All drainage, structural and associated site works to be implemented. The family apartment will consist of a tiled apex roof with all finishes to match the main dwelling all at 9 Dunsoghly Avenue, Finglas West, 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 provisions of the Fingal County Development Plan 2017 to 2023, and, in particular, Objective DMS43 which sets out criteria for a family flat, and to the nature, scale and location of the proposed development, it is considered that the proposed development would result in overdevelopment of a rear garden site and would give rise to a substandard form of development which would seriously injure the residential amenities of the existing house. The proposed development would set an undesirable precedent for similar future developments in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.