



Planning and Development Acts 2000 to 2018

Planning Authority: Fingal County Council

Planning Register Reference Number: FW18A/0055

APPEAL by Victoria Homes Limited of Thomastown, Naas, County Kildare against the decision made on the 30th day of August, 2018 by Fingal County Council to refuse permission.

Proposed Development: (A) Demolition of existing porch, (B) construction of three number two-storey houses, consisting of two end of terrace and one mid terrace unit, (C) new vehicular entrance, (D) connection to local authority foul and surface water systems, (E) connection to local authority watermain, (F) blocking up of existing secondary vehicular entrance from Snugborough Road and (G) off-street parking and all associated site works at 28 Coolmine Lawn, Blanchardstown, 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

1. Having regard to the restricted nature of the site, to the nature and extent of the proposed development, and the area required for vehicular parking movements, it is considered that the proposed development would endanger public safety by reason of traffic hazard and would lead to conflict between vehicular traffic and pedestrians. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development by reason of its scale and location in relation to neighbouring dwelling, number 28 Coolmine Avenue, in particular, located to the east of the proposed terrace, would result in an unacceptable degree of overshadowing and overbearing, to such a degree that would seriously injure the residential amenities of existing and future occupants and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the planning authority that the development would be unacceptable in terms of traffic and pedestrian safety, and that it would seriously injure the residential amenity of the neighbouring dwelling, 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 2019.