



Planning and Development Acts 2000 to 2018

Planning Authority: Fingal County Council

Planning Register Reference Number: F18B/0200

APPEAL by Nick and Lorraine O'Conchubhair care of EM Hogan Architects and Development Consultants of 4 Hanlon's Lane, Malahide, County Dublin against the decision made on the 10th day of September, 2018 by Fingal County Council to refuse permission.

Proposed Development: Construction of an extension and alterations to existing dwelling consisting of a first floor bedroom extension over the existing single storey annexe to the rear (11 square metres) and revised and increased size of existing attic space and increased dormer (5.5 square metres) located to rear roof at 13 Orchard Close, 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 pattern of development in the area and to the provisions of the Fingal Development Plan, 2017-2023 where it is the policy of the planning authority to encourage sensitively designed extensions to existing dwellings that do not negatively impact on the environment and to consider dormer extensions which are not negative in impact on the existing character and form, it is considered that the proposed development of a box dormer extension in the rear roof slope, by reason of its width, and depth at a height to the ridge would be excessive in proportion, visually dominant and obtrusive within the rear roof profile of the row of dwellings on Orchard Close and the proposed first floor extension at 4625 millimetres depth into the rear garden at two-storey height would be excessive in scale and proportion and would constitute overdevelopment. The proposed development would, therefore, seriously injure the visual and residential amenities of the area, would set an undesirable precedent for similar development in the vicinity and would 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.