



Planning and Development Acts 2000 to 2018

Planning Authority: Fingal County Council

Planning Register Reference Number: F18A/0458

APPEAL by Sharyn Fay care of GF Consultants of 35 The Green, Newtown Hall, Maynooth, County Kildare against the decision made on the 26th day of September, 2018 by Fingal County Council to refuse permission to the said Sharyn Fay.

Proposed Development Construction of a two-storey side and rear extension to form a “Granny Flat” development onto the existing dwelling. The development will include all associated site works and services, at 5 Belfry Place, Lusk Village, Lusk, 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 two-storey nature of the proposed development, its proximity to the boundary with the adjoining dwellings to the west (Number 6 Belfry Place) and south-east (Number 31 Scholars Walk), together with the degree to which the proposed two-storey extension would extend beyond the existing rear building line of Number 6 Belfry Place, it is considered that the proposed development would result in a significant negative impact on the residential amenity of these adjoining properties by virtue of overbearing visual impact, visual intrusion and overlooking. The proposed development would, therefore, be contrary to Objectives DMS29 and DMS43 of the Fingal Development Plan, 2017-2023, would seriously injure the amenities and depreciate the value of these residential properties and would be contrary to the proper planning and sustainable development of the area.

Stephen Bohan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.