



Planning and Development Acts 2000 to 2018

Planning Authority: Fingal County Council

Planning Register Reference Number: F18A/0516

APPEAL by Jennifer Roche and Piercer Dowling care of 3 Saint Mary's Villas, Richmond Hill, Cork against the decision made on the 2nd day of November, 2018 by Fingal County Council to refuse permission.

Proposed Development: Demolition of garage and existing former single storey dwelling (Dowling Lodge) and construction of two number detached dormer style dwellings with two number single storey garages on zoned lands (Baskin Lane Rural Cluster) to rear of existing dwelling (Stockhole). Works include access road, relocated site entrance to all (with improved sightlines), drainage, new boundary treatment to existing dwelling (Stockhole), construction of new single storey garage to side and all associated works. All on lands at Stockhole, Cloghran, Swords, 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 location of the site within an Area Under Strong Urban Influence, as identified in the current Fingal County Development Plan, to the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005 and to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018 which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, it is considered that the applicants do not come within the scope of the housing need criteria as set out in the Guidelines and do not comply with National Policy Objective 19. The proposed development, in the absence of any identified locally based need for two additional dwellings at the site, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development 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.