

## Board Order ABP-303603-19

Planning and Development Acts 2000 to 2018

**Planning Authority: Fingal County Council** 

Planning Register Reference Number: F18A/0629

**APPEAL** by John and Fionnuala Tierney care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 8<sup>th</sup> day of January, 2019 by Fingal County Council to refuse permission to the said John and Fionnuala Tierney.

Proposed Development (i) Demolition of existing garden room, and (ii) construction of one number single storey two-bedroom detached dwelling (83 square metres) with one number rooflight above kitchen/living/dining area. The proposed dwelling will be accessed via the existing vehicular access/driveway serving the property via Claremont Road and will be served by two number on-curtilage parking spaces and a private vehicular gate. The development includes landscaping, boundary treatment, SuDS water drainage and all ancillary works necessary to facilitate the development, all at Sebring, 8 Claremont Road, Howth, 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**

The site is located within an established residential area and is zoned 'RS' Residential in the Fingal County Development Plan 2017-2023, with an objective to provide for residential development and protect and improve residential amenity. Furthermore, Objectives PM44, DMS39 and DMS40 of the Development Plan in relation to infill development seek to encourage and promote the development of underutilised infill sites in existing residential areas subject to the character of the area and environment being protected. The proposed development, by reason of its building line, which is set entirely forward of the predominant building line along Claremont Road, would be at odds with the pattern of development in the area and would materially affect the character and amenity of the area. The proposed development would contravene the zoning objective for the area and Objectives PM44, DMS39 and DMS40 of the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.

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