

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.