



Planning and Development Acts 2000 to 2018

Planning Authority: Fingal County Council

Planning Register Reference Number: F18A/0481

APPEAL by The Reilly Family care of Simon Clear and Associates of 3 Terenure Road West, Terenure, Dublin against the decision made on the 11th day of February, 2019 by Fingal County Council to refuse permission.

Proposed Development: The demolition of the existing single storey house (133 square metres) and the construction of seven number 2.5 storey dwellinghouses - six number semi-detached houses (202 square metres) and one number detached house (223 square metres) and all associated and ancillary site development works including relocation of the vehicular access from Portrane Road. All at "Saint Jude's", Portrane Road, 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

1. Having regard to the pattern of development in the area, it is considered that the proposed development of seven large three-storey houses on a site with no usable public open space would represent over-development of a restricted site, would be out of character with development in the area by reason of exaggerated height and bulk due to the proportions of the proposed houses and would be visually obtrusive when viewed from adjoining properties in Somerton and along the Portrane Road. The proposed development would seriously injure the amenities of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would provide a substandard layout of private amenity space to the rear of the proposed houses with north/north-west facing rear garden depth of less than nine metres. Much of this open space would be unusable through overshadowing and would provide a poor level of amenity for future residents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area by reason of the substandard design of private open space.

3. The proposed development indicates the provision of areas of public open space to the front of the site. Much of this would be deficient in terms of size and layout and would not be useable for play and other amenity uses. The proposed development would, therefore, be contrary to Table 12.5 Open Space Hierarchy and Accessibility and Objective DMS57A of the Fingal Development Plan 2017-2023 with regard to the provision of public open space to serve residential development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

4. Access to the proposed car parking spaces is substandard as insufficient space is provided to allow for simple manoeuvres into these parking areas. The layout as proposed would require excessive manoeuvres directly in front of the entrances to the dwellings and pedestrian paths. The proposed development would, therefore, endanger public safety by reason of traffic hazard or obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2019.