



Planning and Development Acts 2000 to 2018

Planning Authority: Fingal County Council

Planning Register Reference Number: FW18B/0144

APPEAL by David Hughes care of EM Hogan Architects and Development Consultants of 4 Hanlon's Lane, Malahide, County Dublin against the decision made on the 12th day of February, 2019 by Fingal County Council to refuse permission.

Proposed Development: Construction of a single storey extension to side and rear of house at 9 Cruise Park Drive, Tyrellstown, 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 overall design, scale and massing of the proposed development, the pattern of development in the area, the residential zoning objective “To provide for residential amenity and protect, provide and improve residential amenities”, and the stated objectives and policy provision of the Fingal County Development Plan 2017-2023, for such developments, it is considered that the proposed development would be incongruous in terms of overall design, which would be out of character with the existing dwelling and would set an undesirable precedent for future development in this area. The proposed development if permitted would, therefore, adversely impact upon the visual and residential amenities and character of the area.

Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2019.