



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: F18A/0755

APPEAL by LDC Developments Limited care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 22nd day of February, 2019 by Fingal County Council to refuse permission to the said LDC Developments.

Proposed Development: Development consisting of (i) partial demolition of existing single storey detached two bedroom dwelling facing the Dublin Road and reconstruction to provide a detached dormer two bedroom single storey dwelling with private open space and two on-curtilage car parking spaces, (ii) demolition of four storage/workshop buildings (formerly in use as a car repair garage) and glass house, (iii) construction of three number three bedroom detached dormer bungalows to rear (east) of site, (iv) removal of existing southern vehicular entrance and improvement and upgrade to existing northern vehicular entrance, (v) provision of access laneway and pedestrian footpath via upgrade northern vehicular entrance, to serve replacement dwelling and three new dwellings to rear (east) of site and provision of turning bay and pedestrian circulation zone, (vi) provision 10 bicycle parking spaces and communal bin storage area, (vii) private amenity space and with two on-curtilage car parking spaces for each dwelling, and (viii) associated boundary

treatment, landscaping, SUDS drainage and all other ancillary development works necessary to facilitate the development, all at Saint Anthony's, 51, Dublin Road, 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

1. The proposed development, by reason of its impact on the established character and pattern of development in the area, the proposed means of access, and the piecemeal and haphazard form, would contravene materially Objectives DMS39 and DMS44 of the planning authority as set out in the Fingal Development Plan 2017-2023 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the design and layout including the provision of a long access road to the rear of the site and the lack of any usable public open space to serve the future residents of the estate, it is considered that the proposed development would constitute piecemeal backland development which would seriously injure the amenities of

the area, would result in substandard residential amenity for future occupants, and would set an undesirable precedent for further such uncoordinated backland development in the rear gardens of these properties. The proposed development would, therefore, be contrary to the provisions of the Fingal County Development Plan 2017-2023 and would be contrary to the proper planning and sustainable development of the area.

John Connolly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.