



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: F18A/0387

APPEAL by David Smeed care of O'Neill town Planning of Oakdene, Howth Road, Howth, County Dublin against the decision made on the 25th day of April, 2019 by Fingal County Council to grant subject to conditions a permission to Greg Gallagher care of Downey Planning of 1 Westland Square, Pearse Street, Dublin.

Proposed Development: Revisions to the granted residential apartment development granted under An Bord Pleanála appeal number PL 06F.249130 (planning register reference number F16A/0541). The proposed development will consist of an additional floor at second floor level comprising eight number residential apartment units (two number one-bed units and six number two-bed units) to now provide for a three to four storey over basement level apartment development comprising an overall total of 30 number apartment units (six number one-bed and 24 number two-bed units). Permission is also sought for the reconfiguration of the granted basement level layout to accommodate additional car and bicycle parking and all associated site development, engineering and landscaping works, all at lands adjacent to and to the rear of 17 Station Road, Sutton, Dublin (a Protected Structure).

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 location of the subject site to the rear of numbers 17 and 18 Station Road, which are included in the Register of Protected Structures set out in the Fingal County Development Plan 2017 - 2023, and within the Sutton Cross and Environs Architectural Conservation Area, it is considered that the increased height and bulk of the proposed apartment block, as compared to that which was granted permission under An Bord Pleanála appeal number PL 06F.249130 (planning permission register reference number F16A/0541), would be overbearing on these Protected Structures, would fail to respect the character of the area and would be visually obtrusive from the public street, from adjoining residential properties and from the path along the adjoining railway line. The proposed development would, therefore, detract from the character and setting of these protected structures and adversely affect the architectural conservation area, and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that, notwithstanding the benefits of increased residential density generally, the impact of the proposed additional height and bulk of the development would be unacceptable in the context of its proximity to the protected structures and the architectural conservation area. The Board did not consider that the options put forward to the planning authority, in respect to the authority's request for additional information, adequately addressed the impact of the development, and was of the view that any increase in the height of the apartment block over and above that already permitted was unacceptable in the context of the site.

Philip Jones

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.