



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: FW19A/0084

APPEAL by Harbine Limited care of Keller Architects of 23 Mountjoy Square, Dublin against the decision made on the 23rd day of July, 2019 by Fingal County Council to refuse permission.

Proposed Development: Construction of a new house in the side garden incorporating the following: (a) construction of a new two-storey house with attic store, (b) widening of the existing vehicular entrance onto Glenville Way, (c) new boundary walls with pedestrian side gate, (d) a new mains foul sewer connection, and (e) associated demolitions, drainage and landscaping works within the curtilage of the site, all at number 1 Glenville Way, Castleknock, 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 prominent location of this site and to the established pattern of development in the surrounding neighbourhood, it is considered that the proposed development by reason of its scale, design and proximity to site boundaries would result in overdevelopment of the site, would be visually obtrusive on the streetscape and out of character with development in the vicinity. The proposed development would be contrary to objectives DMS39 and DMS40 in relation to new development, and to the RS land use zoning objective (provide for residential development and protect and improve residential amenity) set out the Fingal County Development Plan 2017–2023 and would seriously injure the amenities of the area and the amenities of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.