



An
Bord
Pleanála

Board Order
ABP-305744-19

Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: F19A/0344

APPEAL by Monterey Ros Limited care of Hughes Planning Consultants of 70 Pearse Street, Dublin against the decision made on the 26th day of September, 2019 by Fingal County Council to refuse permission.

Proposed Development: (i) Construction of a two storey residential extension (734 square metres) to the north of existing dwelling, consisting of two number en-suite bedrooms and gym at lower ground floor, and lounge, piano room, living/dining/kitchen area, boot room, family study, family kitchen, laundry room, snug/cinema, and office at ground floor level, two number car parking spaces will be provided; (ii) refurbishment of the existing dwelling to include the provision of three number en-suite bedrooms with walk-in robes, reinstatement of original roof garden. The existing dwelling will be connected to the proposed extension at lower ground floor level; (iii) the replacement of existing non-original sunroom with bronze metal clad structure with side windows and bi-fold doors; provision of outdoor terrace area on roof of existing dwelling to include seating and dining area and hot tub; (iv) SuDS and foul drainage, landscaping, boundary treatments and all associated works necessary to facilitate development at The End, Carrickbrack Road, Howth, 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 existing dwelling, The End, is a late 20th Century house designed by an Irish architect Andrew Devane of Robinson Keefe Devane. The End is considered to be an innovative and significant building of its time that provided a symmetry and contributed to the local vernacular and cultural heritage and is well integrated into its locational setting. The proposed extension by reason of its scale, bulk, height, design, location and unsympathetic interventions would dominate and have a significant negative impact on the architectural integrity of the existing dwelling. The proposed development would, therefore, be contrary to Objectives CH37 and CH38 and PM46 of the Fingal Development Plan 2017-2023 and to the proper planning and sustainable development of the area.

2. The subject site is located within the Howth Special Amenity Area Order where more restrictive policies apply to provide for sympathetic development to protect the special amenity of the area. The design of the proposed extension would be contrary to Policy 3.4.2 (extensions) of the Order in that it would not be in character with the existing structure. It would appear visually dominant, would not enhance the character of the existing building in this sensitive landscape, and would negatively impact on views from the Cliff Walk and from the coastal area. The proposed development would, therefore, be contrary to Objectives RF51 and NH40 of the Fingal Development Plan 2017-2023 and to the proper planning and sustainable development of the area.
3. It is considered that insufficient information has been submitted in relation to surface and foul water drainage systems to ensure that the proposal would be in accordance with current standards for such works and would not be prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Prendergast

Terry Prendergast

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 6th day of March 2020

DECISION QUASHED