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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F20A/0059**

**APPEAL** by Daniel Eames care of J. McSweeney Architects of 7 Abbey Street, Howth, Dublin against the decision made on the 3<sup>rd</sup> day of April, 2020 by Fingal County Council to refuse permission.

**Proposed Development:** Construction of a two-storey detached house, extension of existing driveway and associated site works at the rear. All at Drumnigh House (rear), Drumnigh Road, Portmarnock, 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**

Having regard to the location of the site within the “GB” zoning objective under the Fingal Development Plan 2017-2023, the objective of which is to “Protect and provide for a Greenbelt”, a “Rural area under strong urban influence” in the Sustainable Rural Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005, and to National Policy Objective 19 of the National Planning Framework (February, 2018) which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, it is considered that the applicant has not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development would not comply with National Policy Objective 19. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the National Planning Framework. The proposed development would, therefore, 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 had regard to the provisions of the current Fingal Development Plan, the Sustainable Rural Guidelines for Planning Authorities, and the National Planning Framework and considered that the applicant has not demonstrated eligibility for a dwelling in a rural and Greenbelt area, and that the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Michelle Fagan**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this            day of            2020.**