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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F20A/0148**

**APPEAL** by Richard Grimes and Emily Geraghty care of The House Architects of 79 Merrion Square South, Dublin against the decision made on the 6<sup>th</sup> day of July, 2020 by Fingal County Council to refuse permission to Richard Grimes and Emily Geraghty.

**Proposed Development** Demolition of the existing single storey side extension to the existing house and construction of a new two-storey detached house with pitched roof on the remaining site, with a shared vehicular access and associated site development, all at 57 Biscayne, Malahide, 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 restricted nature and prominent location of the corner site, to the established pattern of development in the surrounding area and to the nature and scale of the proposed development which would breach the established building line, it is considered that the form and design of the proposed development would be visually obtrusive on the streetscape, would be out of character with development in the vicinity, would constitute overdevelopment of a restricted site and would not be in accordance with Objective DMS40 of the Fingal County Development Plan 2017 - 2023 which sets out parameters for the provision of appropriate infill/corner site development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2020.**