



Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: FW20B/0042

APPEAL by Eric Costello care of pdc architectural of Churchfields, Kentstown, Navan, County Meath against the decision made on the 29th day of July, 2020 by Fingal County Council to refuse permission.

Proposed Development: New two-storey extension to rear of existing dwelling with internal modifications and associated site works at 18 Mount Eustace Close, Tyrrelstown, 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 height and extent of the proposed two storey extension, and its proximity to the common boundary shared with the adjoining dwelling to the south, it is considered that the proposed development would seriously injure the residential amenity of the adjoining dwelling by way of overbearing impact and loss of outlook. Such development would be contrary to Objective PM46 of the Fingal Development Plan 2017-2023 which seeks to ensure extensions to dwellings do not negatively impact on adjoining properties and would be contrary to the zoning objective of the area which seeks to protect and improve residential amenity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2020