



An
Bord
Pleanála

Board Order ABP-308282-20

Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: F20A/0341

Appeal by Harry Norton of 29A Martello Court, Portmarnock, County Dublin against the decision made on the 3rd day of September, 2020 by Fingal County Council to refuse a permission for the proposed development.

Proposed Development: Demolishing an existing extension to the side of the existing house and replacing with a new ground and first floor extension and a flat roof ground floor only extension at the rear of the new works when completed all proposed works carried out is for a two number bed single dwelling unit. A new gable wall at the side of the proposed works extending the existing roof across with a Dutch hip roof and all ancillary works at 29A Martello Court, 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 Objective DMS 43 of the Fingal County Development Plan 2017 - 2023 which provides criteria for the favourable consideration of connected family accommodation, to the lack of a direct connection between the existing dwelling and the proposed dwelling and to the layout of the private open space to the rear which cuts into the garden space for the existing house, the Board was not satisfied that the proposed dwelling is in accordance with the relevant provisions of the Fingal County Development Plan 2017 - 2023 or would provide a satisfactory level of residential amenity for existing and future occupants. It is considered, therefore, that the proposed development would not be in accordance with the proper planning and sustainable development of the area.

