



Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: F20A/0409

APPEAL by Rory and Denise O'Driscoll of 3 Drumnigh Wood, Portmarnock, County Dublin against the decision made on the 8th day of October, 2020 by Fingal County Council to refuse permission.

Proposed Development: Construction of new detached dormer dwelling house, with new vehicular access from Drumnigh Wood, and associated site works at 3 Drumnigh Wood, 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

The proposed development, by reason of its form, layout and design, would be visually incongruous, particularly with regard to the depth of the plan on the site and the unsatisfactory combination of roof forms that result in an extensive area of blank gable, which would be a discordant element in the area and would fail to create a sense of harmony with adjacent dwellings. The proposed development would be contrary to Objective DMS39 and Objective DMS40 of the Fingal Development Plan 2017-2023 which sets out the parameters for the provision of appropriate infill/corner site development. The proposed development would seriously injure the visual amenities of the area and 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 considered that the form and design of the proposed development would detract from the character and visual amenity of Drumnigh Wood and would not harmonise with the adjacent properties. The proposed development would, therefore, seriously injure the visual amenities of the area.

Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2021