

An
Bord
Pleanála

Board Order
ABP-308760-20

Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: F20A/0396

APPEAL by John and Siobhan Ryan of 56 Meadowbrook Park, Baldoyle, Dublin against the decision made on the 3rd day of November, 2020 by Fingal County Council to refuse permission.

Proposed Development: Proposed new single storey family flat to the rear of existing property measuring 40 square metres with a new porch to the front measuring three square metres with a lean to roof, a new 975 millimetres high boundary/party wall to the side with a new gated entrance and pillar to match existing along with associated site works, at 56 Meadowbrook Park, Baldoyle, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

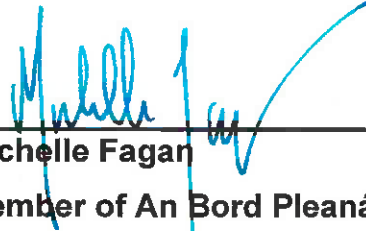
Matters Considered

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 of the proposed family flat extension and its extent along the common boundary shared with the adjoining dwelling to the west, it is considered that the proposed development would seriously injure the residential amenity of the adjoining dwelling number 57 Meadowbrook Park by way of overbearing impact and loss of outlook. Such development would be contrary to Objective PM46 of the Fingal County Development Plan 2017-2023 which seeks to ensure extensions to dwellings do not negatively impact on adjoining properties, and would not be contrary to the zoning objective of the area which seeks to protect and improve residential amenity.

Furthermore, the configuration and height of the proposed family flat would provide a substandard area and poor level of private amenity space to the rear of the existing dwelling. Such development would be contrary to the development management standards for extensions to dwellings, as set out in Chapter 12 of the Fingal County Development Plan 2017-2023. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Michelle Fagan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this **30th** day of **April** 2021.