



An  
Bord  
Pleanála

Board Order  
ABP-309145-21

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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: FW20B/0137**

**APPEAL** by Rajiv Kumar and Neelima Pawar of 31 Barnwell Road, Hansfield, Dublin against the decision made on the 8<sup>th</sup> day of December, 2020 by Fingal County Council to refuse permission to Rajiv Kumar and Neelima Pawar.

**Proposed Development** The development will consist of: (1) A two-storey side extension to consist of a lounge and a dining room at ground floor and a master bedroom with ensuite at first floor. (2) A new front entrance porch. (3) General remodel and upgrade of the main dwelling to suit proposed layouts. (4) All drainage structural and associated site works to be implemented. All at 31 Barnwell Road, Hansfield, 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 internal arrangement of the existing and proposed development would result in bedroom accommodation being accessed only through rooms labelled "Office Space 1" and "Living/Dining Room" with "Pantry" at ground floor and through rooms labelled "Bedroom 4" and "Office Space 2" at first floor. The internal arrangements would result in substandard accommodation for the occupants, would seriously injure the residential amenity of current and future occupants of the property, would represent a poor precedent for other similar development and would, therefore, be contrary to the proper planning and sustainable development of the area.

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In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that, notwithstanding the assessment of the nature of the proposed development under the criteria set out under Objective DMS43 of the Fingal County Development Plan 2017 – 2023, which refer to "Family Flats", it is considered that the internal arrangement would result in unacceptably poor access arrangements which would seriously injure the residential amenity of current and future occupants of the proposed development.

  
Michelle Fagan

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

Dated this 30<sup>th</sup> day of April 2021.

