

An
Bord
Pleanála

Board Order
ABP-309396-21

Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: F20A/0588

APPEAL by Orla O'Reilly and Deirdre O'Reilly care of Joe Fallon Design of 1A Ryland Street, Buncloody, County Wexford against the decision made on the 14th day of January, 2021 by Fingal County Council to refuse permission to Orla O'Reilly and Deirdre O'Reilly.

Proposed Development Permission for: (A) The construction of two number two-storey three-bedroom semi-detached dwellings in the side garden of the existing dwelling, with roof lights to the front of both houses in the attic space and to single storey annex to side of House Type A and rear of House Type B. (B) Alterations to existing boundary wall and footpath to front to provide for two number new 3.1 metre vehicular entrances, one to each dwelling, to provide for sufficient off-street car parking and all associated site works. All at 299 Elner 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 the established pattern of residential development in the vicinity, to the existing building line on this northern end of the cul-de-sac to the east of the appeal site, and to the proximity to site boundaries, it is considered that the provision of two additional dwellings, albeit a semi-detached pair, at this location in the side garden of Number 299 Elner Court, would constitute overdevelopment of this restricted site, would be visually discordant with the pattern of development in the area, would set an undesirable precedent for future development, and would seriously injure the character and amenities of the area. As such, the proposed development would not be in accordance with Objectives DMS29, DMS39, DMS40 and DMS44, as set out in 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 14th day of June 2021.