



An
Bord
Pleanála

Board Order
ABP-309760-21

Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: F21B/0001

APPEAL by Larry and Belinda Ennis care of Plantech Design Limited of 721 North West Business Park, Dublin against the decision made on the 25th day of February, 2021 by Fingal County Council to refuse permission.

Proposed Development: 1. Construction of a single storey flat garden room structure located to the front of the site for multipurpose use including a home office, gym and playroom ancillary to the main dwelling for the use and enjoyment of its occupants. 2. All drainage, structural and associated site works to be implemented. All at Bella Vista, Carrickbrack Road, Howth, 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 is located within an area zoned residential in the Fingal Development Plan 2017-2023 and within the Howth Special Amenity Area where there is an objective (Objective 2.1) to preserve views from public footpaths and roads and to protect the visual amenities of this area. The Board is not satisfied, from the information submitted with the planning application and the appeal that the proposed works are optimal to improve and expand the amenities of the existing dwelling without interfering with views from the road and seriously injuring the visual amenities of the area. 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

17th

day of

June

2021.

