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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F21A/0092**

**APPEAL** by Breda Corrigan care of Joe Bonner, Town Planning Consultant of The Airport Hub, Unit 1, Furry Park, Old Swords Road, Santry, Dublin against the decision made on the 13<sup>th</sup> day of April, 2021 by Fingal County Council to refuse permission.

**Proposed Development:** Subdivision of the existing site with the provision of: (A) a new entrance to the existing house off Kinsealy Lane; (B) one number new, detached, three bedroom house to the north with access to the existing entrance on the site. New house to have both single storey and two-storey elements with roof lights and PV panels to the rear. The works include; (1) Demolition of existing shed; (2) Adjustment to mains and local drainage; (3) Construction of new house and; (4) All associated landscaping and site works throughout at Bushwell, Kinsealy Lane, Malahide, 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 limited area and access arrangements associated with the site and its relationship to adjoining property, the lack of useable private amenity space, it is considered that the proposed development represents inappropriate infill/ backland development, would result in a substandard residential unit and would seriously injure the amenities of property in the vicinity by reason of uncoordinated piecemeal development and inappropriate design. In this regard, it is considered the proposed development would be contrary to the policies and objectives of the Fingal County Development Plan 2017-2023, in particular Objective PM44 which require infill proposals to respect the character of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

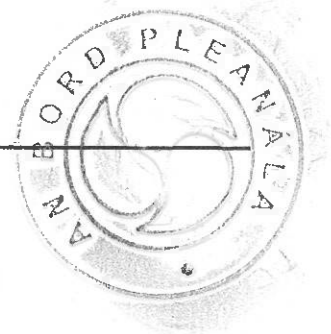


**Michelle Fagan**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**



Dated this 19<sup>th</sup> day of November 2021