

Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: FW21B/0122

APPEAL by Ross and Sarah Nolan care of PCOT Architects of 57 Fitzwilliam Square North, Dublin against the decision made on the 7th day of September, 2021 by Fingal County Council to refuse permission.

Proposed Development: Construct a new part single storey, part two storey home office/art studio extension, with double height space, to the side of an existing double garage and block up an existing garage door to form a high level window and fit a rooflight, all for the sole and exclusive use of the residents of the existing house and all with ancillary siteworks at Parkmore House, Auburn Avenue, Castleknock, 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 zoning objective for the site, which seeks to protect residential amenity, and to the pattern of development in the area, it is considered that the proposed home office/art studio extension to the side of the existing garage, by reason of its design, height and finishes, would result in an incongruous feature which would integrate poorly with the existing garage, would be overly dominant in the context of the current residential site, and would seriously injure the visual amenities of the area and the amenities of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


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

Dated this 25th day of January 2022.