

Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: FW21B/0127

APPEAL by Louise Devlin care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 23rd day of September, 2021 by Fingal County Council to refuse permission to Louise Devlin.

Proposed Development Retention permission for a one-bedroom, self-contained living annex to the side of existing property, all at 22 Edgewood Lawns, Blanchardstown, Dublin.

Decision

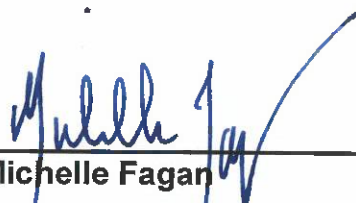
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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 entails the provision of an independent residential unit within the curtilage of an existing dwelling in a haphazard manner that is totally out of character with the existing pattern and scale of development, is of low quality and fails to provide for a fully realised independent unit with sufficient independent amenities including private open space and off-street car parking. The proposed development would constitute poor quality development that would set a wholly inappropriate precedent for future development within the curtilage of existing dwellings in the area and wider city area and would be contrary to the "RS" zoning objective of the site, as set out in the current Development Plan for the area, which seeks 'to provide for residential development and protect and improve residential amenity'. 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 12th day of April 2022.

