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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F21A/0459**

**APPEAL** by Patrick and Patricia Fitzgerald care of O'Neill Town Planning of Oakdene, Howth Road, Howth, County Dublin against the decision made on the 14<sup>th</sup> day of October, 2021 by Fingal County Council to refuse permission for the proposed development.

**Proposed Development:** Construction of a one-bed, single storey mews dwelling, with non-habitable floor within the roof space (112 square metres) to the rear of existing dwelling, with two car parking spaces which will be accessed off lane to rear. Subdivision of garden area to provide private open space for both houses, boundary treatment, landscaping, on-site surface water attenuation, and foul and surface water drainage and all site works. All on a 0.285-hectare site to the rear of 94 Dublin Road, Sutton, Dublin (the proposed development involves the change of use of approved garage development (planning register reference number F18B/0186) and minor changes to the internal and external plan and elevations).

**Decision**

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

## Reasons and Considerations

The existing laneway over which the proposed development is to be accessed comprises an important local pedestrian route. The laneway is considered to be seriously deficient in width along its length and lacks sufficient capacity to safely accommodate the vehicle and pedestrian movements which the proposed development would generate combined with the existing and future pedestrian movements associated with the adjoining public house and the Binn Eadair housing estate. In the absence of any comprehensive proposals for the upgrade of this lane, and the management of vehicle movements along its length, it is considered that the proposed development would constitute an ad hoc piecemeal and uncoordinated development which would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

*Patricia Calleary*

**Patricia Calleary**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**



**Dated this 17<sup>th</sup> day of October 2022.**