



Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: F21A/0453

APPEAL by Roxanne White of Couleen, Baily, Dublin against the decision made on the 19th day of November, 2021 by Fingal County Council to grant subject to conditions a permission to Greg and Lisa Gallagher care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin.

Proposed Development: Demolition of existing two-storey house and attached single storey flat. Construction of replacement two-storey, six-bedroom, flat/green-roofed, detached contemporary dwelling with rear (south-facing) terrace at ground floor level, rear (south-facing) balcony at first floor level and one number rooflight. Construction of detached single storey garage. Provision of new private access road to adjoin existing access road serving Eircode numbers D13 WEY8 and D13 YK71, and all ancillary site works, inclusive of landscaping, boundary treatment and SuDs drainage, necessary to facilitate the development, all within the site of the former Stella Maris Sisters of Charity Convent, Carrickbrack Road, Howth, County Dublin.

Decision

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

Reasons and Considerations

The proposed development entails the demolition of an existing period dwelling (St. Joseph's) and the construction of a replacement dwelling to a different scale and form, repositioned within the site, and proximate to the adjoining dwelling, Glenaveena (a historic Victorian period property listed on the National Inventory of Architectural Heritage Survey (reference number 11367003) under which it is identified as having a 'Regional' Rating and its Categories of Special Interest identified as 'Architectural' and 'Artistic').

Having regard to the limited lateral separation distance between Glenaveena and the specific scale, form and positioning of the proposed dwelling, it is considered that the proposed development would seriously injure the visual and residential amenities of the site and its environs; would diminish and detract from the architectural setting and character of Glenaveena, by reason of its prominence, overbearance and lack of subordination to Glenaveena, and would seriously detract from the architectural character and setting of Glenaveena. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Brophy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this 21 day of March 2023.