

An
Bord
Pleanála

Board Order
ABP-312493-22

Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: FW21A/0194

APPEAL by Anna Martsenyuk care of Doherty Finegan Kelly of Botanic Court, 30-32 Botanic Road, Glasnevin, Dublin against the decision made on the 9th day of December, 2021 by Fingal County Council to refuse permission.

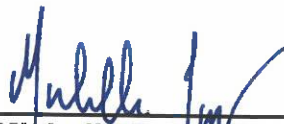
Proposed Development: Retention of an existing flat roof building for personal office use and extended storage to the rear of the garden at 86 Huntstown Avenue, Clonsilla, Dublin.

Decision

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

Reasons and Considerations

Having regard to the scale and design of the structure as constructed, including its height, fenestration, proximity to site boundaries and the relative ground levels with surrounding houses, it is considered that the structure for which retention is sought comprises a visually incongruous and dominant feature in this residential location such as to have a significant negative impact on the residential amenity of surrounding properties by virtue of visual prominence, visual intrusion, perception of overlooking and loss of sunlight to adjoining private amenity spaces. The retention of the structure as sought would, therefore, seriously injure the amenities and depreciate the value of surrounding properties, would be contrary to the residential zoning objective of the site and 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 4th day of May 2022.