

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F22A/0041

Appeal by Emma McGlynn care of CWPA Planning and Architecture of Unit 10, North Street Business Park, Seatown West, Swords, County Dublin against the decision made on the 24th day of March, 2022 by Fingal County Council to refuse permission.

Proposed Development: Demolition of existing garage and subdivision of family landholding to facilitate the construction of a new detached dormer style three number bedroom dwelling, new on-site wastewater treatment plant and percolation area to serve the proposed dwelling, together with the replacement of existing septic tank with new on-site wastewater treatment plant and percolation area to serve the adjoining family home, provision of shared access via existing residential entrance, provision of two number within curtilage parking spaces to serve the proposed dwelling, hard and soft landscaping works and all associated site and engineering works necessary to facilitate the development at Oberstown, Lusk, County Dublin.

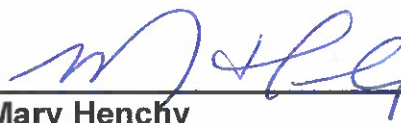
Decision

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

Reasons and Considerations

The proposed development for a rural house on this restricted site in an area experiencing a significant amount of rural housing pressure would fundamentally alter the rural character of the area to a more low density suburban type of appearance and would introduce a development typology and pattern which is at odds with the 'RU' Rural Zoning, the Objective and Vision for which seeks to protect the rural landscape character, to protect the value of the rural area and to promote the integrity of the landscape.

The proposed development, and the precedent it would set for similar type development, would contribute to the suburbanisation of the rural area, and would result in injury to the rural landscape character of the area. The proposed development would, therefore, be contrary to the provisions of the Fingal Development Plan 2023-2029, namely Policy SPQHP55 and Objective SPQO84, would materially contravene the 'RU' Zoning Objective of the site and would be contrary to the proper planning and sustainable development of the area.



Mary Henchy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *29th* day of *August* 2023.

