

An  
Bord  
Pleanála

## Board Order

### ABP- 314632-22

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F22A/0329**

**Appeal** by Cheung Ka Percy Tse care of O'Neill Town Planning of Oakdene, Howth Road, Howth, County Dublin and by Frank and Imelda Killeen care of Joe Bonner Town Planning Consultants of The Airport Hub, Unit 1, Furry Park, Old Swords Road, Santry, Dublin against the decision made on the 22<sup>nd</sup> day of August, 2022 by Fingal County Council to grant permission, subject to conditions to Donal Breen care of Tyler Ownes Architects of The Mash House, Distillery Road, Dublin for the proposed development.

**Proposed Development:** (1) Demolition of the existing two-storey detached three bedroom dwelling, (2) Construction of a new two-storey four bedroom flat roof detached dwelling with rooflights, balcony terrace and overhang canopies, (3) Modification and relocation to the existing pedestrian entrance off Carrickbrack Road, (4) Landscaping and all associated works necessary to facilitate the development at Camelot, 43 Carrickbrack Road, Howth, County Dublin.

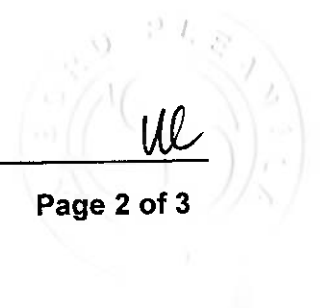


## Decision

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

## Reasons and Considerations

1. Having regard to the architectural merit of the existing building, its current condition and the contribution it makes to this section of Carrickbrack Road which has a unique and identifiable streetscape character, it is considered that the proposed development is contrary to Objective SPQHO44 of the Fingal County Development Plan, 2023-2029 which seeks to ‘...encourage the retention and retrofitting of structurally sound, habitable dwellings in good condition as opposed to demolition and replacement and will also encourage the retention of existing houses, such as cottages, that, while not Protected Structures or located within an ACA, do have their own merit and/or contribute beneficially to the area in terms of visual amenity, character or accommodation type’. In the absence of a demolition justification report as required by Section 14.21.1 (Re-use of existing buildings) of the plan, the proposed development is also considered to be contrary to Objective DMSO256 (Retrofitting and Re-Use of Existing Buildings) which seeks to ‘Support the retrofitting and reuse of existing buildings rather than their demolition and reconstruction where possible’. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



2. Having regard to the location of the site within the Howth Special Amenity Area Order (SAAO) and where there is an objective along the Carrickbrack Road 'To Protect Views', the Board is not satisfied, in the absence of a Landscape Visual Assessment and contiguous side elevations to show the proposed development in the context of Carrickbrack Road and the adjoining properties (outlined on elevations), that the proposed development would not have a detrimental impact on the character of this section of the Carrickbrack Road. It is considered that the proposed development would be contrary to Objective GINHO56 of the Fingal County Development Plan, 2023-2029 in this regard and would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Una Crosse**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this *7<sup>th</sup>* day of *November* 2023