

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F22A/0340

Appeal by Anita Flanagan and Fergal Gallagher care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 25th day of August, 2022 by Fingal County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: The proposed development will consist of: (i) partial demolition, reconfiguration and extension of existing dwelling to provide for a two-storey over basement level, with inset mezzanine level, four bedroom detached flat-roofed dwelling, (ii) alterations to the existing vehicular entrance to the site to provide for electric gates, (iii) alterations to fenestration, provision of green roof at first floor level and landscaping to the front garden area to provide screening and (iv) all ancillary works, inclusive of boundary treatments, landscaping, green/sedum roofing and SuDs, necessary to facilitate the development at 10 Balkill Road, Howth, County Dublin.

Decision

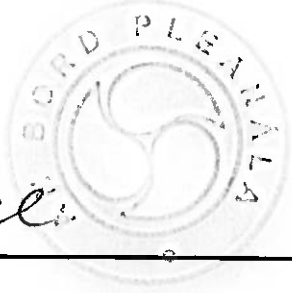
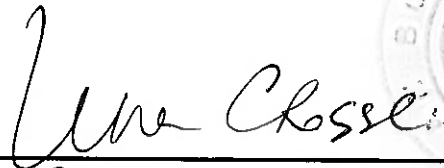
Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 3 so that it shall be as follows for the reasons set out.

3. The following requirements shall be strictly adhered to:
 - (i) screen planting shall be provided along the western boundary of the site, and
 - (ii) the proposed development shall be contained in its totality within the red line boundary of the site.

Reason: In the interest of the proper planning and sustainable development of the area.

Reasons and Considerations

Having regard to the scale, form and design of the development, it is considered that, subject to compliance with the condition set out above, the proposed development would not adversely impact the residential amenity of neighbouring property or the character and visual amenity of the existing building and surrounding streetscape. The proposal would, therefore, be in accordance with the proper planning and sustainable development of the area.



Una Crosse

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *9th* day of *November* 2023.