

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

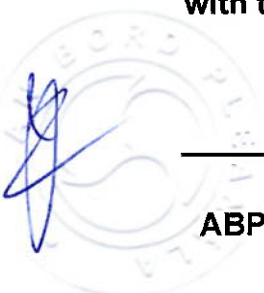
Planning Register Reference Number: F22A/0401

APPEAL by Eimear Goggins and Ben Goggins care of O'Neill Town Planning of Oakdene, Howth Road, Howth, County Dublin against the decision made on the 26th day of September, 2022 by Fingal County Council to refuse a permission.

Proposed Development: Change of use of an existing residence (Number 9) and an unattached outbuilding (Number 9A) to two one-bedroom apartments. To do this the following is proposed: (i) an extension to the rear of 9 Commons East to provide a single storey structure linking number 9 to 9A, and (ii) the change of use of the overall connected building to two one bedroom apartments, each with own private open space; communal open space to the rear (65 square metres); and two car parking spaces to the front, and includes all site development works and landscaping at 9 Drynam Road, Commons East, Swords, County Dublin.

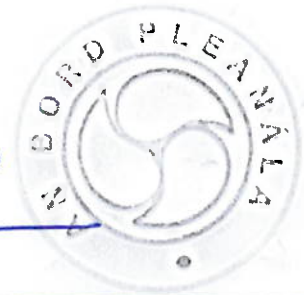
Decision

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



Reasons and Considerations

The proposed development for the change of use and provision of two apartments, would result in a substandard form of development by virtue of the layout of Unit 9 and the design and location of the attendant private open space for this unit. The proposal would not be in accordance with the policies and objectives of the Fingal County Development Plan 2023-2029, in particular objectives DMS032 relating to infill development on corner/side garden sites and CIO503 relating to open space and privacy. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Joe Boland

Member of An Bord Pleanála

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

Dated this *23rd* day of *November* 2023.