



An
Bord
Pleanála

Board Order
ABP-314990-22

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F22B/0173

APPEAL by Ollie and Michelle Woods care of Downey Planning of 29 Merrion Square, Dublin against the decision made on the 5th day of October, 2022 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Construction of a first floor extension to the south east elevation of the existing two-storey, semi-detached dwelling. The proposed extension will comprise of a new en-suite bedroom and all associated site works. The proposed development will create a five-bedroom dwelling at 144 Carlton Court, Swords, County 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 pattern of development in the area and the scale of development proposed, it is considered that the proposed extension, by reason of its scale, bulk and proximity to site boundaries, would seriously injure the residential amenities and depreciate the value of adjoining properties by reason of visual obtrusion. 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 *27TH* day of *October* 2023.