

An
Bord
Pleanála

Board Order ABP-315094-22

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F22A/0442

Appeal by Frank Kavanagh care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 18th day of October, 2022 by Fingal County Council to refuse permission.


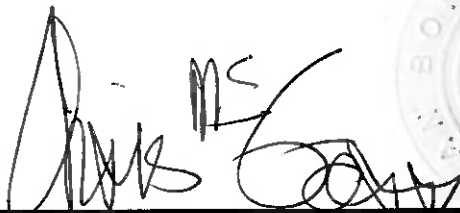
Proposed Development: Construction of a new two-storey detached dwelling with dormers to front and rear and balconies to front, new vehicular entrance accessed from Manning's Opening to serve existing dwelling, modify existing vehicular entrance from South Strand to serve proposed dwelling, new pedestrian entrances from South Strand to serve existing dwelling, new boundary treatments, SuDs drainage and all associated site works, all at Iona, South Strand, Skerries, County Dublin.

Decision

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

Reasons and Considerations

Having regard to size of the subject site, the position of the existing dwelling on site, the proposed positioning of the new dwelling and the consequent division of the overall site, and the disposition of open space for each dwelling, it is considered that the proposed development, by reason of layout and the relationship with the existing dwelling, would constitute a visually dominant feature when viewed from the existing dwelling's private open space and would seriously injure the residential amenity of the existing dwelling by reason of overbearance and visual obtrusiveness. The proposed development would result in a substandard residential amenity for the occupiers of the existing dwelling, contrary to the relevant provisions of Objective DMSO32 of the Fingal County Development Plan 2023-2029. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Member of An Bord Pleanála

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

Dated this 1st day of November 2023.