

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F22A/0575

APPEAL by LDC Developments Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 13th day of December, 2022 by Fingal County Council to refuse permission.

Proposed Development: Demolition of four number sheds/ancillary residential storage buildings and glass house. Construction of four number semi-detached single-storey, two-bedroom dwellings to rear (east) of site each served by private garden to rear. Revision of existing front garden vehicular parking area serving 51 Dublin Road to provide two number separate vehicular parking areas (providing a total of six number car parking spaces) and new front garden area for 51 Dublin Road. Revision/relocation of existing northern vehicular entrance and provision of new pedestrian entrance – both to serve the proposed dwellings. Provision of new pedestrian/bicycle access lane to serve proposed dwellings via Dublin Road. Provision of communal amenity space (900 square metres) and bin storage area to serve the proposed dwellings. Associated boundary treatment, landscaping, SUDS drainage and all other ancillary development works necessary to facilitate the development, all at Saint Anthony's, 51 Dublin Road, Swords, County Dublin.




Decision

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

Reasons and Considerations

1. Having regard to the limited area and access arrangements associated with the site and its relationship to adjoining property, it is considered that the proposed development would constitute inappropriate backland development, would result in a development of substandard residential units, would seriously injure the amenities of adjoining residential property, and would set an undesirable precedent for further such uncoordinated backland development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the objectives of the current development plan for the area, which require that the character of the area and environment are protected, and having regard to the pattern of development in the vicinity, it is considered that, by reason of the design, layout and access proposals, the proposed development would have an adverse impact on the character of the area, would conflict with the objectives of the development plan for the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Bohan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this 31st day of January 2024.