

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F22A/0341

APPEAL by Tony and Frances O'Dwyer care of O'Neill Town Planning, Planning and Development Consultants, Oakdene, Howth Road, Howth, County Dublin, and by Niall and Genevieve Fitzmaurice care of Peter P. Gillett Planning and Development Consultancy of 55 Glencarrig, Sutton, County Dublin against the decision made on the 10th day of January, 2023 by Fingal County Council to grant subject to conditions a permission to Shona and Cian Wright care of Downey Planning of 29 Merrion Square North, Dublin.


Proposed Development: Development consisting of a one number dwelling to the rear of the existing dwelling (Carna) comprising of a two-storey, detached five-bedroom house with a first floor roof terrace to the northern elevation: in curtilage carparking and all associated site development and engineering works necessary to facilitate the proposed development. The existing single storey dwelling at the rear of 'Carna' (Fingal Planning Register Reference number F99A/0488) is to be demolished and boundary treatment is to be provided with utilisation of the existing vehicular entrance at Thormanby Road to permitted houses to the rear of Carna under Fingal Planning Register Reference number F20A/0454 in order to facilitate the proposed development, at lands to the rear of 'Carna', Thormanby Road, Howth, 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 location of the site in the designated buffer zone of the Howth Special Amenity Area Order (SAAO), as delineated in the Fingal Development Plan 2023-2029, it is considered that the proposed development, by reason of its height, scale, massing and bulk, would constitute overdevelopment of the site and would seriously injure the amenities of the area and of property in the vicinity. The proposed development 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 9th day of January 2024.