

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F22A/0666

APPEAL by Paul and Aoife Hill care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 30th day of January, 2023 by Fingal County Council to refuse permission to Paul and Aoife Hill.

Proposed Development The development will consist of: (i) minor internal alterations to first floor level including the conversion of one number bedroom to two number dressing rooms; (ii) the construction of a set-back additional second floor level comprising one number bedroom with associated ensuite, and the extension of the existing staircase; and (iii) the provision of a 42.29 square metres roof terrace sitting area with glass balustrade; (iv) the provision one number obscure glazed window on the east elevation, one number window on the front elevation, together with glazing to the rear (north) and an access door to the proposed roof terrace, all serving the proposed bedroom at second floor level; (v) the addition of one number roof light, and; (vi) all associated site works necessary to facilitate development, all at Number 1 Thulla, Dunbo Hill, Howth, County Dublin.

Decision

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

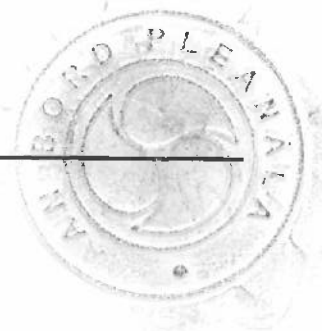
Reasons and Considerations

1. The site is located on an elevated site which is visible from Howth Harbour and the surrounding area. It is considered that the proposed extension, by reason of the design and layout and to its location on the second floor of the dwelling, would protrude above the established skyline, would be out of scale with its surroundings and would seriously detract from the architectural character and setting of those dwellings in the vicinity. The proposed development would, therefore, be contrary to Policy SPQHP41 and Objective SPQHO45 of the Fingal County Development Plan 2023 – 2029 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site is located within the Howth Architectural Conservation Area. The Board considered that the development would adversely affect the character of the conservation area and would be contrary to Policy Objective DMSO187 and HCAP14 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.



Mick Long

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



Dated this *5* day of *July* 2023.