



An
Bord
Pleanála

Board Order
ABP-315970-23

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: FW22A/0301

Appeal by Kathy Clarke care of Philip Boyd and Associates of 12 Windsor Villas, Fairview, Dublin against the decision made on the 9th day of February, 2023 by Fingal County Council to refuse permission.

Proposed Development: Demolition of domestic vehicular garage on site at rear and construction of a two-bedroom bungalow including new boundary treatments and new vehicular car parking with access from the existing laneway at the rear of 2 Corduff Cottages, Old Corduff Road, Blanchardstown, Dublin.

Decision

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

Reasons and Considerations

1. Having regard to the Fingal County Development Plan 2023 - 2029, to the zoning objective ("RS") for the site providing for residential development and protection and improvement of residential amenity, to the relevant development management standards set out in the Development Plan, to the limited area and access arrangements associated with the site and to its relationship to adjoining property, it is considered that the proposed development would represent inappropriate backland development, would result in a substandard residential unit, and would seriously injure the amenities of adjoining residential property. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a narrow access lane at a point where sightlines are restricted in both directions.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this *4th* day of *July*, 2023.