



Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: FW23A/0012

APPEAL by Natalia Emelyanova care of Joseph English Architecture of Park House, Ballisk Court, Donabate, County Dublin against the decision made on the 9th day of March, 2023 by Fingal County Council to refuse permission.

Proposed Development: Retention of detached single storey office/gym to rear garden with all ancillary works to site at 33 The Boulevard, Bealing Village, Dublin.

Decision

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

Reasons and Considerations

Having regard to the scale and design of the development proposed to be retained, including its height, fenestration, proximity to site boundaries and changes to site levels relative to ground levels of adjoining properties, it is considered that the development proposed to be retained would comprise a visually incongruous and dominant feature in this residential location and would have a significant negative impact on the existing residential amenity of surrounding properties by reason of visual prominence, visual intrusion, and by reason of overlooking of the residential property to the south. The development proposed to be retained would seriously injure the amenities of the area and of property in the vicinity, would be contrary to the residential zoning objective of the site, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Una Crosse

Una Crosse

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *1st* day of *August* 2023.