



An
Bord
Pleanála

Board Order

ABP-316392-23

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F23B/0022

Appeal by Karen and Kieron Flood of 2 Meadowbrook Avenue, Baldoyle, Dublin against the decision made on the 30th day of March, 2023 by Fingal County Council to refuse permission.

Proposed Development: Provision of a single storey prefabricated timber cabin for home gym/office use to side garden of existing dwelling and for all associated site works, all at 2 Meadowbrook Avenue, Baldoyle, Dublin.

Decision

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

Reasons and Considerations

The proposed timber cabin, by reason of its design, scale and siting to the front of the existing dwelling, would represent a haphazard form of development with the proposed footprint substantially breaching the building line which would contravene Section 14.4.8 of the Fingal County Development Plan 2023-2029 in respect of building lines. Furthermore, the modular unit style design with a timber finish located in the front garden would represent an inappropriate and incongruous intervention to the existing streetscape and would seriously injure the visual amenities of the residential area, would be inconsistent with the established character and pattern of development in the area, would fail to comply with Objective SPQHO45 of the Fingal County Development Plan 2023-2029, which seeks to 'encourage sensitively designed extensions to existing dwellings which do not negatively impact on the environment or on adjoining properties or area', and would set an inappropriate precedent for similar forms of development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Una Crosse

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

Dated this 5th day of March 2024.

