



An
Bord
Pleanála

Board Order ABP-318560-23

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: FW23A/0287

Appeal by Ruth McEvitt care of H2B Architects of 20 Moyview, Kildalkey, County Meath against the decision made on the 2nd day of November, 2023 by Fingal County Council to refuse permission.

Proposed Development: Retention of attic conversion with dormer projecting window to rear and two new Velux windows to front of house, also single storey kitchen extension to rear and single storey extension to front of house granted under planning register reference number FW22A/0314 and constructed without valid commencement notice, also front single storey extension being refused, retention being sought to retain all developed works as described, all at 79 Park Drive Avenue, Castleknock,

Decision

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

Reasons and Considerations

The front extension seeking retention permission significantly breaks an established building line of the terrace of houses and is incongruous in terms of the character of the area, by reason of its scale, bulk, and material finish. To permit the front extension which is seeking retention permission would contravene Policy SPQHP41 and Objective SPH045 of the Fingal Development Plan 2023 - 2029 and would, therefore, be contrary to the proper planning and sustainable development of the area.



Joe Boland

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 17th day of June 2024.