



An
Bord
Pleanála

Board Order
ABP-318645-23

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F23A/0560

APPEAL by Jim Keogan care of Peter M. Byrne of Balcarrick Lodge, Egan's Lane, Balcarrick, Donabate, County Dublin against the decision made on the 13th day of November, 2023 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: One two-and-a-half storey extension to rear with first-floor terrace, increased roof ridge height and new dormer window to front with balcony, revised fenestration to front elevation and all associated site works at 19 The Hoar Rock, Skerries, County Dublin.

Decision

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

Reasons and Considerations

The proposed increase in height of the roof ridge, and insertion of a large dormer feature and balcony area to the front roof slope of this property would have an overall detrimental impact on the visual amenity of the streetscape and render the development out of character with neighbouring properties.

Having regard to the design and scale of the proposed development, the Board considered that the proposed development would give rise to undue negative impacts on the visual amenities of the area and would contravene materially Objective SPQH045 of the Fingal Development Plan 2023-2029, which seeks to encourage sensitively designed extensions which do not negatively impact the environment or adjoining properties of the area. The proposed development would, therefore, seriously injure the amenities of property in the vicinity and be contrary to the proper planning and sustainable development of the area.



Peter Mullan

Member of An Bord Pleanála

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

Dated this *19th* day of *June*, 2024.