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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F23A/0587**

**Appeal** by Deirdre Burns care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 20<sup>th</sup> day of November, 2023 by Fingal County Council to refuse permission for the proposed development.

**Proposed Development:** (i) Alterations to existing dwelling Barbary comprising: (a) partial demolition of the dwelling at ground/first floor level; (b) construction of new ground floor level extension to the front/side/rear; (c) construction of new first floor level extension to the front/side/rear. The works to Barbary will result in the creation of a flat/green roofed five-bedroom dwelling with front-facing balcony at first floor level and two number rooflights; (ii) construction of three number two-storey, with attic floor level, five-bedroom dwellings to the rear of the Barbary, each served by private amenity space to the rear, dormer window at attic floor level, three number rooflights and two number on-curtilage parking spaces with access provided via a revised/relocated vehicular entrance off Strand Road and (iii) all ancillary works, inclusive of boundary treatments, hardstanding areas, landscaping and SuDS drainage, necessary to facilitate the development, all at Barbary, Strand Road, Sutton South, Howth, Dublin.

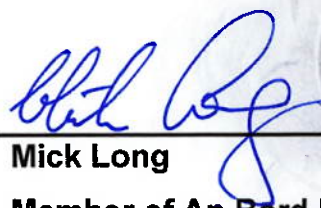
## **Decision**

**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 character of the surrounding area, the cumulative mass and form of the proposed development including the significant alteration of Barbary and the proposed infill dwellings, it is considered that the proposed development would present an incongruous and visually dominant development which would be overbearing and contribute to an erosion of the distinctive and attractive character of the area. The proposed development would seriously injure the visual amenities of the area and would not be in accordance with Objective SPQH039 and Objective SPQH042 of the Fingal Development Plan 2023-2029. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The location of the site is within the buffer zone of the Howth SAAO, in an area designated as "Highly Sensitive Landscape", adjacent to a number of protected structures including Slieverue and where there is a map based specific objective along Strand Road 'To Protect Views'. It is considered that the proposed development, by reason of the scale, design and the significant alteration to Barbary, would have a detrimental impact on the character of this section of the Strand Road streetscape, which would be contrary to Objective HCAO24 of the Fingal County Development Plan 2023-2029 and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the planning authority that the proposed infill development and alternative designs submitted, which would exceed the height of the existing Barbary property, in close proximity to the adjacent residential property, would present an incongruous form of over development out of character with the existing residential area and would not be subservient to the existing Barbary development. The Board agreed with the Inspector that the alterations to Barbary were significant but did not agree that the proposed development would not have an unacceptable impact on the visual amenities of the area and considered that the proposed form and design would impact on the adjacent residential amenities and protected structure.



**Mick Long**

**Member of An Bord Pleanála**

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

Dated this  day of  2024.