



An
Bord
Pleanála

Board Order ABP-319220-24

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F23A/0753

Appeal by Emma McGlynn care of CWPA Planning and Architecture of Unit 10, North Street Business Park, Seatown West, Swords, County Dublin against the decision made on the 8th day of February, 2024 by Fingal County Council to refuse permission.

Proposed Development: Construction of a one-and-a-half-storey, barrel-vaulted, three number bedroom rural dwelling (circa 148 square metres gross floor area), demolition of one number shed structure (circa 24.18 metres gross area) to facilitate an extension to existing access driveway to serve the proposed dwelling, provision of two number within curtilage car parking spaces to serve the proposed dwelling, installation of new proprietary on-site wastewater treatment plant (WWTP) to serve the proposed dwelling, replacement of existing septic tank with new proprietary on-site WWTP to serve existing dwelling, hard and soft landscaping works, and all associated site works necessary to facilitate the development, all at Oberstown, Lusk, County Dublin.

Decision

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

Reasons and Considerations

The proposed development for a rural house on this restricted site, to be located behind a row of dwellings, in an area experiencing a significant level of rural housing pressure, would fundamentally alter the rural character of the area to a more low density suburban type of development and would introduce a development typology and 'back-land' type development pattern which would be contrary to the 'RU' Rural Zoning, the objective of which seeks to 'protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage'. The proposed development would seriously injure the rural landscape character of the area, would conflict with the 'RU' zoning objective for the site, would be contrary to the provisions of the Fingal County Development Plan 2023-2029, namely Policy SPQHP55 and Objective SPQHO84, and would establish an unacceptable precedent in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Tom Rabbette

Member of An Bord Pleanála

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

Dated this  **day of**  **2024.**