



An
Bord
Pleanála

Board Order ABP-319665-24

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F24A/0120

Appeal by Patrick O'Sullivan care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 8th day of April, 2024 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Retention permission is sought for (i) one number viewing pod situated within the rear garden; and (ii) all associated site works, including boundary treatments and landscaping necessary to facilitate the development. The viewing pod has replaced a pre-existing garden room at the same location at Cliff Haven, Thormanby Road, Howth, County Dublin.

Decision

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

Reasons and Considerations

Having regard to the grounds of appeal, the reasons for refusal, the observation of a third party, the HA (High Amenity) zoning objective, which seeks to protect and enhance high amenity areas, the location of the development within the Howth Special Amenity Area Order (SAAO) designation, which, inter alia, seeks to protect its natural and cultural assets, including the characteristic heathland of the receiving landscape and the policy framework provided by the Fingal Development Plan 2023-2029, it is considered that the development proposed to be retained comprising in part a subterranean covered structure elevating south with a floor area of 45 square metres would not be in accordance with the policy objectives of the Fingal Development Plan 2023-2029 in particular Policy GINHP28 and Objective GINHO67, would not be in accordance with the policy and objective of the Howth SAAO and would be out of character with the protected heathland, comprising maritime grass land in the vicinity of the site, by reason of introducing a man-made structure in to a natural landscape of distinctive character and would therefore, not be in accordance with the proper planning and sustainable development of the area.



Declan Moore

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

Dated this 31st day of October 2024