



An
Bord
Pleanála

Board Order ABP-319854-24

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F24A/0249

Appeal by Gilliane Quinn care of Comaskey Architects of 2 Palmerston Place, Dublin against the decision made on the 9th day of May, 2024 by Fingal County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Joining of houses number 1 and number 2 Martello Terrace into a single residential dwelling. The works also include the demolition of the existing rear return and an external storage shed to the rear of number 2, the construction of a single storey rear extension to number 2, internal alterations and connections, a rooflight to the rear roof slope, a stepped patio and enlargement of the existing vehicular parking area in front garden and associated site works, all at numbers 1 and 2 Martello Terrace, Sutton Strand, Sutton, Dublin.

Decision

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to ATTACH condition numbers 3(a) and 3(c) and the reason therefor.

Reasons and Considerations

It is considered that sight visibility lines from numbers 1 and 2 Martello Terrace are seriously substandard due to their proximity to an acute bend on Strand Road. Having regard to the alignment of Strand Road at this location, the absence of a public footpath adjoining the site and the proximity of the existing driveway of number 2 Martello Terrace to an acute bend in the road, it is considered that the amalgamation of dwelling numbers 1 and 2 would facilitate the closure of the driveway to number 2, thereby enhancing traffic safety in the area. The attachment of condition number 3(a) is therefore considered in accordance with the proper planning and sustainable development of the area. The proposed development, seeking the expansion of the parking area outside number 2 Martello Terrace, would exceed the parking standards set out in Table 14.19 of the Fingal Development Plan 2023-2029, in an area served by public transport and would enlarge a parking area at an entrance with insufficient sightlines. Thus, the proposed development would be contrary to the development plan standards and would set a precedent for similar development in the area, which would be contrary to the proper planning and sustainable development of the area and would negatively impact traffic safety. Furthermore, the expansion of the parking area outside number 2 Martello Terrace would adversely affect the setting of the Martello Terrace, Strand Road, and the Sutton Architectural Conservation Area. As such, the attachment of condition

number 3(c) is considered to be in accordance with the proper planning and sustainable development of the area and will provide for the reinstatement of the historic stone wall across the front boundary at number 2 Martello Terrace which will enhance the character of the Martello Terrace, Strand Road, and the Sutton Architectural Conservation Area in line with Policy HCAP14 and Table 14.24 of the Fingal Development Plan 2023-2029, which seeks to restore original features that have been lost.



Eamonn James Kelly

Member of An Bord Pleanála

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

Dated this 26th day of November, 2024.