

An
Bord
Pleanála

Board Order ABP-319872-24

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F24A/0269

Appeal by Tom and Theresa Farrell care of Michael O'Connor Associates of 18 Lissadel Wood, Swords Road, Malahide, County Dublin against the decision made on the 14th day of May, 2024 by Fingal County Council to refuse permission.

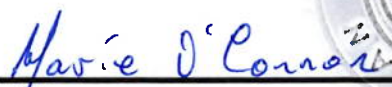
Proposed Development: Renovation and extension of the existing derelict cottage to provide for a 1.5-storey five-bedroom dwelling, landscaping and boundary treatments, sewerage system and percolation area to EPA standards and all associated works to facilitate the development, all at Ballealy Lane, Lusk, County Dublin

Decision

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

Reasons and Considerations

The subject site is located in an area zoned 'HA' - High Amenity, for which the objective is 'to protect and enhance high amenity areas', as set out in the Fingal Development Plan 2023-2029. Having regard to the nature and scale of the proposed development, comprising alterations and extensions to a single-storey vernacular dwelling, it is considered that, by reason of the design of the extensions, in terms of height, scale, bulk and fenestration detail, the proposed development would have a significant and negative impact on the character and setting of the existing dwelling and the visual amenity of the rural area. The proposed development would be contrary to Policy GINHP28, Objective GINHO67, Policy HCAP22, Objective DMSO190, and Section 14.12.13 of the Fingal Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Marie O'Connor

Member of An Bord Pleanála

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

Dated this 22 day of October 2024.