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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F24A/0422E**

**APPEAL** by Robbie Collins care of CWPA Planning and Architecture of Unit 10 North Street Business Park, Seatown West, Swords, County Dublin against the decision made on the 24<sup>th</sup> day of June 2024, by Fingal County Council, to refuse permission.

**Proposed Development:** (i) Planning permission is for the following: Hipped roof over amended single-storey development and (ii) retention planning permission is sought for alterations to previously approved development on the site (planning authority register reference F23A/0152). The changes to the approved single-storey extension to the rear include the following: (1) Revisions to set back from eastern boundary and alignment with main house; (2) Increased floor area (38 square metres); (3) Minor adjustments to the position of the windows on the east and west elevations, The Coaches, Malahide Road, Swords, County Dublin.

**Decision**

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

## Reasons and Considerations

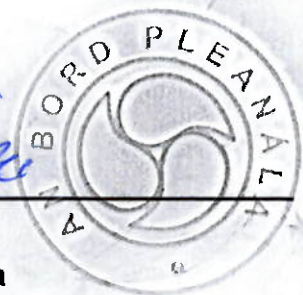
The proposed development and development proposed for retention are considered to be contrary to the residential zoning of the subject site, as set out in the Fingal Development Plan 2023-2029, which seeks to provide for residential development and to protect and improve residential amenity, as the built form is considered to be excessive scale with insufficient useable private open for the occupants of the dwelling. This lack of useable private open space is indicative of overdevelopment of the site and would create an undesirable precedent for similar development in the area. The site layout and lack of quality private open space to serve the dwelling proposal is thus contrary to the policies of the Fingal County Development Plan 2023-2029 including Section 14.10.2 (Residential Extensions) and Section 14.10.2.3 (Ground Floor Extensions (rear)). The proposed development and development proposed for retention are, therefore, contrary to the proper planning and sustainable development of the area.

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**Liam McGree**

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



**Dated this 17 day of November 2024.**