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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F24A/0011**

**APPEAL** by Paul and Barbara Keatley care of Keatley Architects Limited of Sycamore Lodge, Barrenhill, Sutton, Dublin against the decision made on the 1st day of July, 2024 by Fingal County Council to refuse permission for the proposed development.

**Proposed Development:** Alterations to reduce in size of the existing dormer bungalow and to form a new detached smaller bungalow to side by converting the existing dormer garage and games room into two bedrooms, bathroom and study to form an additional dormer extension to side for a lounge kitchen and two bedrooms with car parking to front as previously granted via planning register reference number F17A/0605 and appeal reference ABP-301364-18, at Sycamore Lodge, Barrenhill, Sutton, Dublin.

**Decision**

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

## Reasons and Considerations

The sight visibility lines at the existing access road are currently substandard to the northwest due to the obstruction created by the hedge line. As the hedge line is not within the control of the applicant, the Board is not satisfied that appropriate sight lines can be achieved at this location. As such, the proposed development would represent an intensification of use of the substandard access/egress, would constitute a traffic hazard and would contravene Objectives DMSO32 and SPQHO1 of the Fingal County Development Plan 2023-2029, through the failure to provide a safe means of access and egress on the access road. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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Liam Bergin

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.

Dated this 18<sup>th</sup> day of November 2024.