



An  
Bord  
Pleanála

Board Order  
ABP-320558-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F24A/0475**

**APPEAL** by Svetlana Galkovskaja of 87 New Haven Bay, Balbriggan, County Dublin against the decision made on the 18<sup>th</sup> day of July, 2024 by Fingal County Council to refuse permission.

**Proposed Development:** Construction of a two-storey (store at ground floor, bedrooms at first floor and store at attic level) pitched roof extension to the side of the existing house and all associated works at 87 New Haven Bay, Balbriggan, County Dublin.

## **Decision**

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

## Reasons and Considerations

The subject site is located in an area zoned 'RS' – Residential, the objective of which is 'to provide for residential development and protect and improve residential amenity', as set out in the Fingal Development Plan 2023-2029. Having regard to its scale and bulk, particularly given its height and depth on the eastern property boundary, the proposed side extension would have an undue overbearing impact and therefore negatively impact on the residential amenity of number 86 New Haven Bay. Furthermore, by reason of the location of a habitable room window on the rear elevation at first floor level in conjunction with the limited building setback from the southern boundary, the proposed side extension would cause a loss of privacy and therefore negatively impact on the residential amenity of residential properties to the south, particularly number 35 Trimleston. The proposal would, therefore, be contrary to Policy SPQHP41 (Residential Extensions) and Objective SPQHO45 (Domestic Extensions) of the Fingal Development Plan 2023-2029 and contrary to the proper planning and sustainable development of the area.



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Declan Moore

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

Dated this 20<sup>th</sup> day of November 2024.