

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F24A/0678E

APPEAL by Micheal McCarthy of 20 Carrickbrack Road, Howth, Dublin and by Others against the decision made on the 19th day of September 2024 by Fingal County Council to grant, subject to conditions, a permission to Donal Breen care of Hughes Planning and Development Consultants of 85 Merrion Square South, Dublin in accordance with the plans and particulars submitted to the said Council:

Proposed Development: (i) Demolition of the existing two-storey detached three-bedroom dwelling (139 square metres); (ii) Construction of a new two-storey three-bedroom flat roof detached dwelling (312 square metres), with rooflights, balcony/terrace & overhang canopies and (iii) Modification and relocation to the existing pedestrian entrance off Carrickbrack Road. The development includes drainage, landscaping, boundary treatments and all ancillary works necessary to facilitate the development, at Camelot, 43 Carrickbrack Road, Howth, County Dublin.

M.H.

Decision



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

Reasons and Considerations

1. Having regard to the location of the site within the area designated Howth Special Amenity Area, and its position relative to adjoining property, it is considered that the design of the proposed structure would be incongruous in this setting, creating a dominant feature that would detract from the character of the area, and it would set an unwelcome precedent. The Board noted the design of the adjacent property Ard Na Rí but considered that this did not set a precedent for the proposed development. Furthermore, the Board considered that the Landscape and Visual Assessment and images, specifically View 01 and View 02. (existing and proposed), submitted with the application demonstrated that the proposed development would result in a more prominent feature than the adjacent property. The development proposed would be contrary to Policy GINHP25 (Preservation of Landscapes) and objectives GINHO59 (Development and Sensitive Areas) and GINHO60 (Protection of Views and Prospects) of the Fingal County Development Plan 2023-2029 and to policies 2.1.1 and 2.2.1 of the Howth Special Amenity Area Order relating to the preservation of the character or special features of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The RS zoning objective for this area set out in the Fingal County Development Plan 2023-2029 is to provide for residential development and protect and improve residential amenity. In the absence of crucial details of planting and screening measures, ground works, boundary treatments and landscaping, and a daylight and sunlight assessment, it is not possible to be confident that the proposed development would not cause unacceptable overlooking and overshadowing of neighbouring properties and consequent loss of residential amenity.

The Board disagreed with the Inspector and shared the view of the Planning Authority that based on the information submitted that in this instance the proposed demolition of the existing structure is not a reason for refusal.

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

Dated this 26th day of February 2025.