

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F24A/0702

APPEAL by Oliver and Fiona Stevens of 7 Yellow Walls Road, Malahide, County Dublin against the decision made on the 23rd day of September 2024, by Fingal County Council to refuse permission.

Proposed Development: The development will consist of the construction of a first-floor extension to the existing detached bungalow and all associated site works, at 7 Yellow Walls Road, Malahide, 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, by reason of the height of the extension relative to the surrounding buildings, would be out of character with the pattern of development in the vicinity and would constitute a visually discordant feature that would be incongruous with the streetscape along this section of Yellow Walls Road and would therefore be contrary to Objective SPQHO45, relating to Domestic Extensions, and the RS Zoning Objective of the Fingal County Development Plan 2023 -2029. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

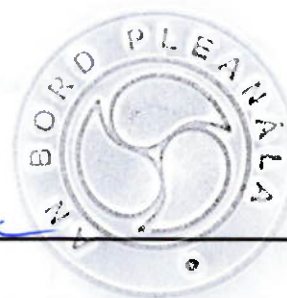
In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the raised ridge height of the proposed development would be dominant and incongruous in the streetscape in this section of Yellow Walls Road.



Marie O'Connor

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 24 day of February 2025.