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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F24A/0831E**

**Appeal** by Aidan Haran of Deebert, Brookstone Road, Baldoyle, Dublin against the decision made on the 7<sup>th</sup> day of November, 2024 by Fingal County Council to refuse permission for the proposed development.

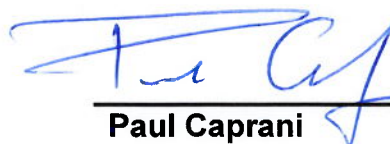
**Proposed Development:** The development will consist of converting the existing three bedroom detached single storey bungalow to a two-storey four bedroom detached house and all associated site works, through the construction of a new additional first floor storey to the existing single storey house with a new pitched roof over, at Deebert, Brookstone Road, Baldoyle, Dublin.

**Decision**

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

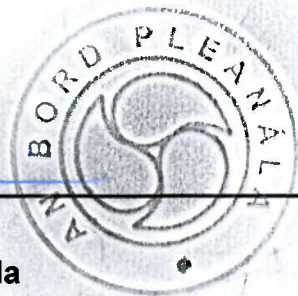
## Reasons and Considerations

The proposed development, by reason of its excessive height, design and appearance, relative to surrounding buildings would be incongruous with the character of the existing dwellings in the vicinity and the surrounding streetscape. It is considered that the proposed extension fails to respect the established pattern of development in the immediate area, would result in a visually discordant feature that would be detrimental to the streetscape and would adversely affect the amenity of adjoining properties. The proposed extension would, therefore, be contrary to Objective SPQHO45 of the planning authority as set out in the Fingal Development Plan 2023-2029 and would be contrary to the proper planning and sustainable development of the area.



**Paul Caprani**

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



Dated this 18<sup>th</sup> day of March 2025.