



An  
Bord  
Pleanála

**Board Order**  
**ABP-321653-25**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F24A/0939**

**APPEAL** by Pat and Jackie Rafferty care of O'Neill Town Planning of Oakdene, Howth Road, Howth, County Dublin against the decision made on the 13<sup>th</sup> day of December 2024 by Fingal County Council to refuse permission for the proposed development.

**Proposed Development:** The construction of a new single storey, two bedroom detached house plus all associated site works including new vehicle entrance to the rear of number 2A and number 2B Boroimhe Oaks, Swords, County Dublin.

## **Decision**

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

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## Reasons and Considerations

The subject site is zoned 'RS' Residential under the Fingal Development Plan 2023-2029, the objective of which is to 'provide for residential development and protect and improve residential amenity'. Having regard to the site size and the existing dwellings on site, the proposed dwelling, by reason of its location, positioning and the constrained nature of the sole access route to the independent dwelling via a narrow, shared passageway, is considered to be overdevelopment of the site and would not respect the existing residential setting. It is considered that the proposed development would be substandard and out of character with the established pattern of development in the area and would not provide appropriate amenity for prospective residents. The proposed development would be contrary to Objectives SPQHP35, SPQHO 42 as relates to Sustainable Placemaking and Quality Homes, DMSO 31 (Refuse Storage Areas), Section 14.5 (Consolidation of the Built Form: Design Parameters), and Section 14.6 (Design Criteria for Residential Development) of the Fingal Development Plan 2023-2029. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Chris McGarry**

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



**Dated this**  **day of** 

**2025.**