

An
Bord
Pleanála

Board Order ABP-321845-25

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: FW24A/0480E

Appeal by Renato and Sonia Guilalas care of Draftcad Planning and Design of 32 Glen Easton Way, Leixlip, County Kildare against the decision made on the 20th day of January, 2025 by Fingal County Council to refuse permission.


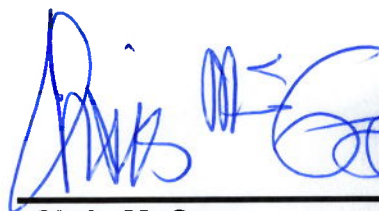
Proposed development: Retention of existing single storey building at rear of site, erection of a new single storey flat roof extension connecting the main dwelling to the existing building comprising of a playroom, utility room, dining area and toilet, and all associated site works, all at 241 The Boulevard, Mount Eustace, Tyrellstown, Dublin.

Decision

REFUSE permission for the above development for the reasons and considerations set out below.

Reasons and Considerations

The application site is zoned with the objective to 'provide for residential development and protect and improve residential amenity' as set out in the Fingal Development Plan 2023-2029. Having regard to the limited site size and the combined scale, height and design of the development proposed to be retained and the proposed development, and the consequent significant proportion of the original open area allocated to these additional building forms, it is considered that the development proposed to be retained and the proposed development would result in an unsatisfactory standard of residential amenity for existing and future occupants of the house and would result in overdevelopment of the site by reason of the inadequate provision of usable open space. Furthermore, it is considered that the development proposed to be retained and the proposed development, by reason of its height, scale and the proximity to the site boundaries, would have an overbearing impact on the neighbouring properties and would detract from the amenities of the area. The development proposed to be retained and the proposed development, by itself and by reason of the undesirable precedent it would set for future development in the area, would seriously injure the residential amenities of the area and 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 21st day of May 2025.