

An
Coimisiún
Pleanála

**Commission Order
ABP-322501-25**

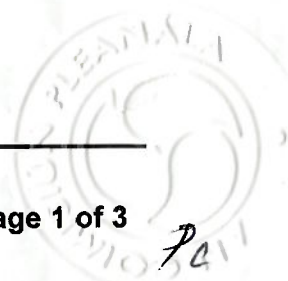
Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0177E

APPEAL by Mark Walsh care of O'Neill Town Planning, Oakdene, Howth Road, Howth, County Dublin against the decision made on the 15th day of April, 2025 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Planning Permission is sought for the construction of a four-bedroom detached dormer style dwelling including rear first floor terrace (280 square metres), with access from Howth Road, and with one off street car parking space. Development also includes the demolition of the garage to the side of the main house, reconfiguration of existing vehicular access to the overall site, drainage, Sustainable Urban Drainage Systems, landscaping and boundary treatments, provision of private open space and all site works necessary to facilitate the development, all on site to the rear of Maona, 28 Howth Rd, Sutton, Dublin.

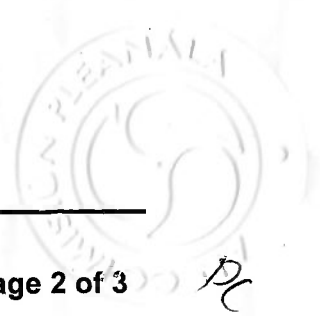


Decision

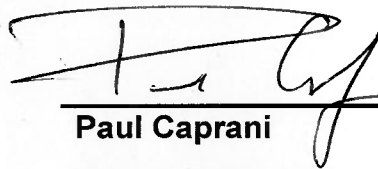
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. The proposed development is in an area which is deemed to be at risk of flooding, by reference to the current Fingal Development Plan 2023-2029 and with particular reference to the Strategic Flood Risk Assessment (SFRA) which forms part of the plan, and the documentation on file. Objective IUO17 of the Fingal Development Plan 2023-2029 requires the full implementation and compliance with the recommendations of the SFRA, which was 'prepared as part of the Fingal Development Plan 2023-2029' and under Objective IUO18, 'All Flood Risk Assessments must comply with the recommendations of the SFRA report'. The applicant has not demonstrated compliance with Objectives IUO17 and IUO18. Therefore, having regard to the provisions of the development plan in relation to development proposals in areas at risk of flooding, it is considered that, in the absence of adequate information relating to the risk of flooding, analysis of such risk, and appropriate mitigating measures to address any risk, the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

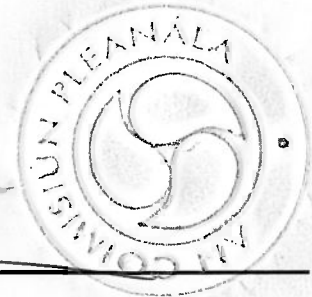


2. Having regard to the restricted nature, and the location of this site and the established pattern of development in the surrounding neighbourhood, it is considered that the proposed development, by reason of its scale, form, height and design, would constitute overdevelopment of a limited site area, would be visually obtrusive when viewed from rear gardens on this section of the Howth Road, and would be out of character with development in the vicinity. The proposed development would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.



Paul Caprani

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 11th day of September 2025.