

An
Coimisiún
Pleanála

Commission Order
ABP-322708-25

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0263E

Appeal by Simon Pipping care of Bell Associates of Executive House, Whitestown Road, Rush, County Dublin against the decision made on the 14th day of May, 2025 by Fingal County Council to refuse permission.

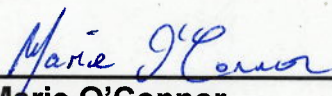
Proposed Development: Construction of a new detached two-storey dwellinghouse, and detached garage, to rear of existing family home, storm water percolation area, and associated site works with new vehicular access off Thomas Hand Street, all at 10 Thomas Hand Street, Skerries, County Dublin. This is located within the Architectural Conservation Area of Skerries Town Centre.

Decision

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

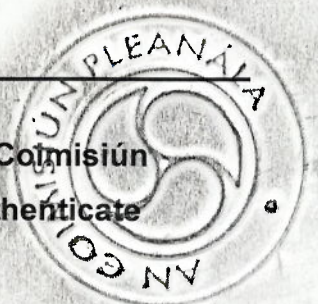
Reasons and Considerations

Having regard to the pattern of existing and permitted development in the area, the nature, scale, design and materiality of the proposed development, together with Tables 14.4 (Infill Development) and 14.24 (Direction for Proposed Development within Architectural Conservation Areas), Policy HCAP14 (Architectural Conservation Areas) and Objectives SPQHO42, (Development of Underutilised Infill, Corner and Backland Sites), DMSO31 and HCAO38 (Infill Development) of the Fingal Development Plan 2023-2029, it is considered that the proposed development in terms of its design, orientation and location within the site would be out of scale, proportion and character with the existing built form and architectural character of the Skerries Architectural Conservation Area (DF-ACA-29), and would be inconsistent with and have a negative impact on the character and appearance of the Architectural Conservation Area and would be contrary to Policy HCAP14 (Architectural Conservation Area). Furthermore, it is considered that by reason of the positioning of the structures within the site, the proposed development would give rise to significant overbearance on, and overshadowing of, neighbouring properties and would seriously injure the residential and visual amenity of these properties. The proposed development would be contrary to the provisions of the Fingal Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Marie O'Connor

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



Dated this 02 day of October 2025.