

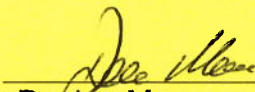
An
Coimisiún
Pleanála

Direction
CD-020147-25
ABP-322271-25

The submissions on this file and the Inspector's report were considered at a meeting held on 07/07/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning Commissioner:


Declan Moore

Date: 08/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Section 14.10.4 of the Fingal County Development Plan 2023-2029, relating to 'Garden Rooms' supports the provision of garden rooms subject to, inter alia, the provisos that such structures: 'shall not provide residential accommodation and shall not be fitted out in such a manner including by the insertion of a kitchen or toilet facilities' and that 'neither the design nor the use of the structure would detract from the residential amenities of either the main residence or of adjoining property'.

Having regard to the present room layout and fit out of the structure to be retained, inclusive of kitchen facilities, toilet/shower room and living room/home office furniture, the proposed development would be contrary to Section 14.10.4 as it is considered that the structure is presently designed for the provision of living accommodation.

It is further considered that the plans submitted with the application materially under-represent the length and width of the subject structure, and materially over-represent the separation distances of the structure from the northern side elevation to the adjacent party boundary with number 12 Mount Eustace Rise, the western rear elevation to the adjacent party boundaries with numbers 8 and 9 Mount Eustace Crescent and the southern side elevation to the adjacent party boundary with number 7 Mount Eustace Crescent.

Accordingly, to permit the proposed development would fail to meet the aforementioned standards of the Fingal County Development Plan, 2023-2029, would establish an undesirable precedent for similar development, and would disrupt the character of the cumulative rear garden arrangement in the area. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.