

An
Coimisiún
Pleanála

Direction
CD-020464-25
ABP-322305-25

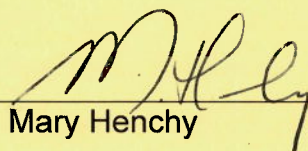
The submissions on this file and the Inspector's report were considered at a meeting held on 28/07/2025.

The Commission decided to refuse permission for the following reasons and considerations.

Planning

Commissioner:

Date: 12/08/2025


Mary Henchy

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The proposed development by reason of its existing and proposed design and layout, does not comply with Objective SPQHO46 or Section 14.10.3 Family Flats and as such would contravene an objective of the Fingal Development Plan 2023-2029 and would be contrary to the proper planning and sustainable development of the area. Additionally, the proposed development would set an undesirable precedent for other such developments within the county
2. The development is out of character with the established pattern of development in the area and would seriously injure the residential and visual amenities of the area. The proposed development would have a harmful impact on lands zoned 'HA', and would be contrary to Policy GINHP28,

Objective GINHO67, Policy GINHP25, and Objective GINHO55 of the Fingal County Development Plan 2023 – 2029. The proposed development would therefore represent an undesirable precedent within the area and would therefore be contrary to the proper planning and development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission

The Commission considered the totality of the file.

The Commission disagreed with the Inspector and shared the opinion of the local authority that the proposed retention of alterations and change of use of an agricultural store to a family flat does not accord with Policy SPQHP 42 and the development management standards for Family Flats as set out in Section 14.10.3 of Fingal Development Plan 2023-2028. In particular, the position of the structure on site, the lack of a practical connection to the main house, the own door access, and the level difference between it and the main dwelling (which does not accommodate subsuming it into the main dwelling), does not accord with the Development Plan requirements for family flats. The Commission did not concur with the Inspector conclusion that Section 14.10.3 provides for flexibility to the degree that a family flat can be an independent unit, the own door access does not remove the requirement to be connected to an existing dwelling.

The development is in a High Amenity Zoning, the proposed works to be retained detract from the character of the area and would set an undesirable precedent within the area.