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Coimisiún  
Pleanála

**Direction**  
**CD-020559-25**  
**ABP-322466-25**

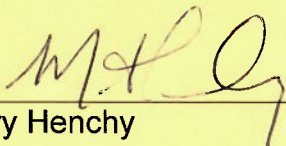
The submissions on this file and the Inspector's report were considered at a meeting held on 28/08/2025.

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

#### **Planning**

**Commissioner:**

**Date:** 28/08/2025

  
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Mary Henchy

#### **DRAFT WORDING FOR ORDER**

##### **Reasons and Considerations**

The height and length of the of the rear elevation as viewed from the neighbouring property appears visually incongruous and a dominant feature that detracts from the residential amenity of the adjoining dwelling and is considered inappropriate both by itself and by the precent it would set. The development fails to satisfy the Development Management Standards for Garden Rooms in Section 14.10.4 of the Fingal County Development Plan 2023- 2029 and therefore would not accord with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission did not concur with the Inspector conclusions regarding the scale and design of the works to be retained, the Commission concurred with the Planning Authority that the structure to be retained due to its design, particularly the height and length of the mono-pitch roof on the boundary with adjoining residential property in a suburban semi-detached neighbourhood, created a dominant feature that detracted from the amenity of the adjoining property and would be an inappropriate precedent for such structures.