



An  
Coimisiún  
Pleanála

**Direction**  
**CD-021064-25**  
**ACP-322953-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 23/10/2025.

The Commission decided, by majority decision 2:1, to refuse permission for the following reasons and considerations.

(Direction to issue with Order.)

**Planning**

**Commissioner:**

**Date:** 24/10/2025

Tom Rabbette

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the site layout, the excessive scale of the extension to be retained, the proximity of the extension to the eastern site boundary, the poor quality of the private open space to serve the dwelling on the site by reason of its relocation (from that as permitted under F23A/0152) to the front of the dwelling, and also having regard to the proposed use of the extension to accommodate 6 no. guesthouse suites which are not integrated in design or functional terms (internally or externally) with the existing dwelling on the site, it is considered that the proposed development

represents the overdevelopment of the site and would adversely impact on the visual and residential amenities of the host dwelling on the site and on neighbouring properties. The proposed development would, therefore, conflict with Policies SPQHP41 and SPQHO45 of the Fingal County Development Plan 2023-2029 and be contrary to the land use zoning objective which is 'RS – to provide for residential development and protect and improve residential amenity', as indicated in the said statutory plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission for part of the development, the Commission considered that the extension was of an excessive scale, the 6 no. guesthouse suites were poorly integrated, visually and functionally, with the existing dwelling on the site, and the displacement of the private open space from the rear of the site (as implied in the extension layout as granted permission under F23A/0152) to the front of the dwelling, cumulatively, were indicative of the overdevelopment on the site and resulted in the diminution of residential and visual amenities on the site and area. The Commission agreed with the Inspector's concerns in relation to the extension in that it is neither physically (i.e. internal layout) or functionally linked or integrated with the dwelling on the site, however, given the specific nature of the development proposal, the Commission did not agree that these concerns could be dealt with by way of conditions (ref. Inspector's recommended conditions nos. 2 and 3).