

An
Coimisiún
Pleanála

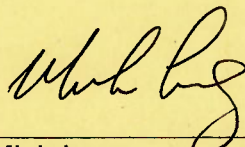
Direction
CD-021299-25
ACP-323086-25

The submissions on this file and the Inspector's report were considered at a meeting held on 17/11/2025.

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

Planning

Commissioner:


Mick Long

Date: 17/11/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

The design of the proposed development is considered visually incongruous, out of character and not to be sensitive to the residential environment in which it is proposed. The proposed development, to be located within the Architectural Conservation Area of Balrothery, is of little architectural merit would seriously injure the visual amenity of the neighbourhood by introducing an extension which is not in harmony with the design of the buildings in the cul-de-sac and which would not align with the streetscape. The proposed development would, therefore, contravene Policy SPQHP41, Objective SPQHO45, Section 14.10.2 and Section 14.10.2.4 of the Fingal Development Plan 2023-2029 and would be contrary to the proper planning and sustainable development of the area.