



An  
Coimisiún  
Pleanála

**Direction**  
**CD-021730-26**  
**ACP-323675-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 14/01/2026.

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

**Planning**

**Commissioner:** *Eamonn James Kelly* **Date:** 15/01/2026

Eamonn James Kelly

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the Fingal County Development Plan 2023-2029, to SPQHP41 (Residential Extensions), SPQHO 45 (Domestic Extensions), and Section 14.10.2 (Residential Extensions) and 14.12.13 (Extensions to Rural Dwellings), it is considered that, by reason of its scale and design, the proposed development would be out of character with the existing residential property, would be visually obtrusive and would set a precedent for further inappropriate development in the vicinity of the site. The proposed development would seriously injure the visual amenities of this highly sensitive landscape, as indicated in the Development Plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.