



An
Coimisiún
Pleanála

Commission Direction
CD-000040
PL-500033-DF

The submissions on this file and the Inspector's report were considered at a meeting held on 23 January 2026.

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

Planning Commissioner:

Mary Gurrie

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Date: 03/02/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The subject site is zoned "RS" Residential with the objective to "provide for residential development and protect and improve residential amenity" within the Fingal Development Plan 2023-2029. The proposed development by virtue of its design, proximity, massing and protruding roofline is visually incongruous and unsympathetic to the design qualities of the original cottage and is at odds with

the visual amenity of the receiving environment. Furthermore, the development results in adverse overlooking, overbearing, and domineering impacts on nos.14 & 16 Church Avenue which will seriously injure their residential amenity. In this regard, the development contravenes the "RS" Residential zoning objective and contravenes Sections 14.10.2 & 14.10.2.4 and Objectives HCAO36, DMSO190 & SPQHO45, Table 14.26 and Policies HCAP22 & SPQHP41 of the Fingal Development Plan 2023-2029 and will set an inappropriate precedent for other similar forms of development. The development is therefore contrary to the proper planning and sustainable development of the area.