



An
Coimisiún
Pleanála

Commission Direction
CD-000331
PL-500376-DF-25

The submissions on this file and the Inspector's report were considered at a meeting held on 26 March 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the reasons, considerations below and subject to the conditions attached.

Planning Commissioner:

Mick Long

Date:

26th day of March 2026

Having regard to the residential zoning objective for the area, to the pattern of development in the area, characterised by semi-detached and detached houses with ancillary structures in back gardens and to the policy framework set out in the Fingal Development Plan 2023-2029 for additional residential accommodation within built-up areas, it is considered that the development proposed to be retained, subject to the amendments submitted and compliance with the conditions set out below, would not seriously injure the existing residential

amenities of adjoining properties, including 'Lavender House' located to the east (rear) of the appeal site and 29 Laurel Court, would comply with Section 14.10.4 (garden rooms) of Fingal Development Plan 2023-2029 and would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out, completed and retained in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority within three months from the date of this order and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity

2. The development / garden room shall be for domestic related uses only, ancillary to the use of the existing dwelling on the application site. The development shall not be used for human habitation.

Reason: In the interest of clarity and the proper planning and sustainable development

3. The development / garden room shall not be sold, let or otherwise transferred or conveyed, save as part of the existing dwelling on the site.

Reason: In the interest of clarity and the proper planning and sustainable development

4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the completion of the development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interests of sustainable drainage.

5. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.