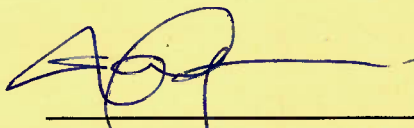


The submissions on this file and the Inspector's report were considered at a meeting held on 27 April 2026.

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

**Planning Commissioner:**



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**Emer Maughan**

**Date:**

**29<sup>th</sup> day of April 2026**

### **DRAFT WORDING FOR ORDER**

The proposed development by reason of its inappropriate design, scale and massing would result in an overbearing and visually intrusive form of development that fails to appropriately integrate with and is unsympathetic to the existing vernacular dwelling on site. The existing dwelling, despite its lack of recognition as a protected structure, positively contributes to the character of the surrounding rural environment. The proposed extension, by way of its articulation and siting fails to be subservient to the to the simple volume and form of the existing

dwelling, particularly in relation to the proposed roofscape. As such the proposed development would contravene Objective SPQHP41 'Residential Extensions' and Objective SPQHO45 'Domestic Extensions' and Section 14.12.13 'Extensions to Rural Dwellings' of the Fingal Development Plan 2023-2029, and would seriously detract from the visual amenities of the surrounding area. The development if granted would set an undesirable precedent for further poorly designed development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Commission noted the Inspector's concerns in relation to the size of the percolation area as part of the proposed wastewater treatment system, and considered that this would represent a new issue with regards to the appeal, however given the substantive reason for refusal outlined above, decided not to pursue this matter further at this time.