



An
Coimisiún
Pleanála

Commission Direction
CD-000540
PL-500720-DF-26

The submissions on this file and the Inspector's report were considered at a meeting held on 11 May 2026.

The Commission decided to refuse permission for the following reasons and considerations.

Planning Commissioner:

Mick Long

Date:

11th day of May 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The development to be retained by reason of its internal layout with separate toilet and kitchen facilities presents as a separate unit of accommodation and would be contrary to Section 14.10.4 Garden Rooms of the Fingal Development Plan 2023-2029 and would therefore be contrary to the proper planning and development of the area .

In deciding not to accept the Inspector's recommendation to grant permission, the Commission agreed with the Inspector that the design and appearance of the building to be retained would not seriously injure the visual amenities of the area or the residential amenities of any property in the vicinity and would not adversely impact on the character of the area but considered the accommodation was not ancillary to the dwelling house with separate toilet and kitchen facilities within the development to be retained and would therefore contravene Section 14.10.4 Garden Rooms of the Fingal Development Plan 2023-2029.