



The submissions on this file and the Inspector's report were considered at a meeting held on 07 April 2026.

The Commission decided to make a split decision, to

1. Grant permission, subject to conditions, for the following elements of the proposal:
 - Permission for the construction of a new entrance off the R126 (Hearse Road).
 - Permission for roof lights to the front roof of the lounge of the existing dwelling.
 - Retention permission of a single-storey detached log cabin for ancillary domestic use (gym, stores, home office), with associated site works.

for the reasons and considerations marked (1) under and subject to the conditions set out below, and

2. Refuse permission for the following elements of the proposal:

- Permission for new stone finish to Northwest (Front) elevation of the existing extension, a new pergola and timber cladding to Southwest (Side) elevation of the existing extension.
- Retention permission of a two-storey extension to the rear of an existing dwelling, with associated site works.

for the reasons and considerations marked (2) under.

Reasons and Considerations

Reasons and Considerations (1)

Having regard to the zoning objective for the site (GB Greenbelt, residential permitted in principle), the proposed new entrance is acceptable in principle and would not seriously injure the visual or rural amenities of the area or traffic safety on the R126. The Transportation Planning Section raised no objection subject to conditions on visibility splays and construction management, and it aligns with the site's established residential use and prior permissions (e.g., PA F19A/0139 for entrance relocation). The roof lights to the front roof of the existing lounge, by reason of their minor scale, siting, and design, would not unduly impact the visual, rural, or residential amenities of the area or properties in the vicinity and are compliant with Chapter 14 (Section 14.10.2.5 Roof Alterations) of the Fingal Development Plan 2023-2029 and the site's established residential context. In considering the retention of the log cabin, the Commission had regard to the established residential use of the site, pattern of development in the area, and the cabin's modest scale, siting, and ancillary use (gym, stores, home office), its retention would not seriously injure the residential or visual amenities of the area

or adjoining properties when subject to conditions restricting use and requiring opaque glazing to south windows. It is substantially compliant with Section 14.10.4 (Garden Rooms) and Objective ZO4 of the Fingal Development Plan 2023-2029 and Water Services confirmed no objection to its location near the surface water sewer. The proposed development would, therefore, be in accordance with the proper planning and sustainable development for the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application to the planning authority, as amended by the further information plans and particulars received by the planning authority on the 10th day of November 2025, 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity

2. PA Condition 2

3. PA Condition 3

4. The windows to the 'storage room' and '21 home office room' of the retained log cabin, to the south elevation as indicated on Drawing No. A101-02 'Existing Cabin Floor Plan, Elevations and Section', dated 11/06/2025 and prepared by Lynam Architectural Agency), shall be permanently fitted with opaque glass.

Reason: To protect the residential amenities of neighbouring properties.

5. PA Condition 5

6. PA Condition 6

7. Surface water drainage arrangements shall comply with the requirements of the Planning Authority for such works and services. Prior to the commencement of development, details of the proposed surface water drainage system shall be submitted to and agreed in writing with the Planning Authority.

Reason: In the interest of public health.

8. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the [residential] amenities of property in the vicinity.

Reasons and Considerations (2)

The extension, as constructed, by reason of its massing, excessive scale and design does not respect the character, scale, and proportions of the existing dwelling on the site and detracts from, and is seriously injurious to, the existing visual amenities of the area. The two-storey extension is therefore considered to be contrary to 'Policy SPQHP41 – Residential Extensions' and 'Objective SPQHO45 – Domestic Extensions', and the provisions of Section 14.12.13 of the Fingal Development Plan 2023-2029. It is considered that the proposed works to the extension including the proposed stone finish, pergola and timber cladding would not address concerns relating to the overall visual impact, scale and massing of the extension. To grant permission for retention of the extension would be contrary to the proper planning and sustainable development of the area.

[**Note:** The Commission considered the entirety of the appeal de novo, and that the determination by the Commission of the application, as if it had been made to it in the first instance, would be warranted.]

[Please issue/include a copy of this Direction with the Board Order to the parties.]

Planning Commissioner:



Stephen Bohan

Date:

7th day of April 2026