

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

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

Reasons and Considerations

Having regard to residential zoning of the site, the residential character of the area, the design of the proposed development and the policies and objectives contained in the Fingal Development Plan 2023 - 2029, it is considered that the proposed development in its current specific form which would be constructed to the boundaries on both sides and noting that the design detail does not show how this would be capable of construction as the established ground floor extension is positioned some 0.43 metres off the southern boundary, and would also exceed the eaves level of the main house, would seriously injure the residential amenity of neighbouring dwellings, and would be contrary to Policies SPQHP41, SPQHO45 and the residential zoning objectives contained in the Fingal Development Plan 2023 – 2029. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

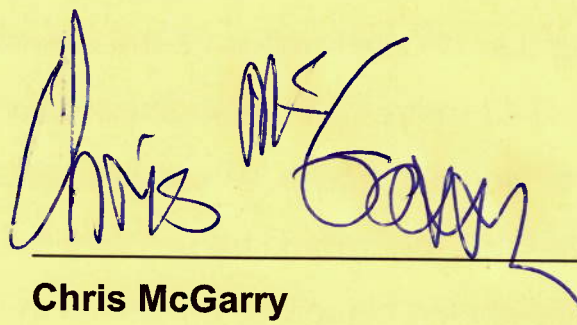
Note:

The Commission noted the expressed concern of the planning authority and the inspector as to potential visual impact from the adjoining public open space and public road. In principle this concern is not shared by the Commission and it is considered that subject to an appropriate design and scale of extension (which may include a flat roof), the fact of visibility from the surrounding area would not of itself warrant a refusal of permission.

The Commission noted the proposed layout at first floor extension level which included a corridor area and two bedrooms. These bedrooms would seem to fall below the acceptable usable width for a single bedroom and would result in a substandard form of residential amenity. However as this would constitute a new issue in the context of the current appeal and having regard to the substantive reason for refusal set out above, it was decided not to pursue the matter further.

The Commission did not that any future application for a first floor extension at this location, would likely require to pull in off one or both of the side boundaries to the site and would therefore likely result in one bedroom only. Consideration of the appropriateness or otherwise of any such contingency would be a matter for a separate future application for planning consent.

Planning Commissioner:



Chris McGarry

Date:

12th day of June 2026