

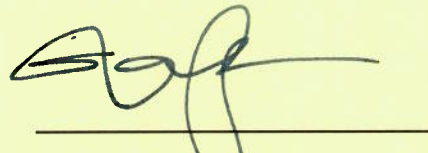
An
Coimisiún
Pleanála

Commission Direction
CD-001092
PL-501267-DF-26

The submissions on this file and the Inspector's report were considered at a meeting held on 18th August 2026.

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

Planning Commissioner:



Emer Maughan

Date:

24th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

It is considered that the development proposed to be retained, due to its size, and internal layout, does not accord with Section 14.10.4 of the Fingal Development Plan 2023-2029, which states inter alia that garden room structures (which can provide ancillary accommodation such as a gym or home office) should be modest

in floor area and scale and should not provide residential accommodation and furthermore shall not be fitted out in a manner including by the insertion of a kitchen or toilet facilities. As such, the proposed development for retention which includes the provision of 4 number separate internal rooms with kitchen and toilet facilities and with a floor area of c.74m² would be in contravention of Section 14.10.4 of the CDP and would, therefore, be contrary to the proper planning and sustainable development of the area.