



The submissions on this file and the Inspector's report were considered at a meeting held on 01 September 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript below:

Reasons and Considerations

Having regard to the provisions of the Fingal Development Plan 2023-2029, the nature and scale of the development proposed to be retained and proposed development on residentially zoned land, the planning policies, objectives and development standards contained in the development plan (particularly Sections 3.5.13.1, 14.10.2, 14.10.4, Policy SPQHP41 and Objective SPQHO45), the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), the design of the extension, the relatively small scale of the increased floor area to the extension, the adequate private open space provision remaining with the increased extension size and the space taken by the garden room, and the lack of increased significant impact on the visual and residential amenities of the area, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained and proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity, would be in accordance with the

provisions of the Fingal Development Plan 2023-2029, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, 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 retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The entire premises, including the extension proposed to be retained, shall be used as a single dwelling unit apart from such use as may be exempted development for the purposes of the Planning and Development Regulations 2001, as amended.

Reason: In the interest of clarity.

3. The garden room shall not be sold, let or otherwise conveyed as an independent living unit and shall only be used for residential amenity purposes as part of the main dwelling. The existing garden and curtilage of the overall residential property on the site shall not be subdivided.

Reason: In the interest of residential amenity and orderly development.

4. The toilet and kitchen facilities (cooker hob/oven) shall be removed from the garden room within three months of the date of this Order.

Reason: To comply with the requirements of the Fingal Development Plan 2023-2029 and to ensure orderly development.

5. The reduced size dormer window, as indicated on the drawings submitted shall be carried out and completed in accordance with the drawings submitted with the grounds of appeal within 18 months of the date of this Order. Furthermore within 3 month of this Order, revised drawings shall be submitted to the planning authority in plan form showing the position of the dormer box within the roof profile and the fenestration arrangements such that it aligns exactly with the rear elevation drawings as indicated in drawing 33 PLN 02 as submitted in the grounds of appeal.

Reason: In the clarity.

5. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

6. 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 or public holidays. Deviation from these times shall 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.

7. Site development works and construction works shall be carried out in such a manner as to ensure that the adjoining streets are kept clear of debris, soil and other material and, if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.

Reason: To protect the amenities of the area.

8. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Planning Commissioner:



Paul Caprani

Date:

3rd day of September 2026