An Coimisiún Pleanála

Commission Direction
CD-001402
PL-501606-DF-26

The submissions on this file and the Inspector's report were considered at a meeting held on 09 October 2026.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning Commissioner:

Stephen Bohan

Date: **12th day of October 2026**

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the residential zoning objective of the subject site under the Fingal Development Plan 2023-2029, the pattern of development in the area, the scale, mass, and design of the proposed two storey development, particularly in respect of its abutting proximity to an historic group of three adjoining single

storey cottages, it is considered that the proposed development would not be sympathetic to the design of the existing cottage and adjoining cottages, would not integrate satisfactorily with the the existing cottage and adjoining cottages, would be overbearing on the abutting neighbouring property, and would negatively impact on the visual amenities of adjacent properties. The proposed development would therefore be contrary to residential extension policy SPQHP41 and objective SPQHO45 of the Fingal Development Plan 2023-2029, as well as the proper planning and sustainable development of the area.

Furthermore, the proposed widened access to be retained consists of a demolished gap in a roadside stone wall and has an unsightly, unfinished appearance. The proposed access to be retained therefore seriously injures the visual amenities of the subject property, is out-of-keeping with the character of the streetscape at this location, and is contrary to the proper planning and sustainable development of the area.