

An
Coimisiún
Pleanála

Commission Order
ABP-322466-25

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: FW25A/0065E

APPEAL by Yvonne O'Riordan care of Declan Brassil and Company of Lincoln House, Phoenix Street, Smithfield, Dublin against the decision made on the 14th day of April 2025, by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Retention of a single storey garden room to rear garden at number 30 Laurel Court, Castleknock, Dublin.

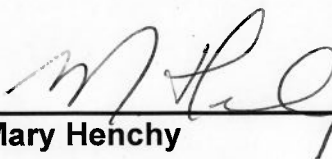
Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

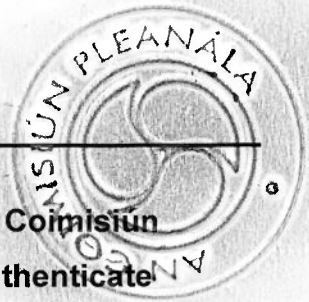
The height and length of the rear elevation, as viewed from the neighbouring property, appears visually incongruous and a dominant feature that detracts from the residential amenity of the adjoining dwelling and is considered inappropriate both by itself and by the precedent it would set. The development fails to satisfy the Development Management Standards for Garden Rooms, set out in Section 14.10.4 of the Fingal County Development Plan 2023- 2029 and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission did not concur with the Inspector's conclusions regarding the scale and design of the works to be retained. The Commission agreed with the planning authority that the structure to be retained, due to its design, particularly the height and length of the mono-pitch roof on the boundary with the adjoining residential property, in a suburban semi-detached neighbourhood, created a dominant feature that detracted from the amenity of the adjoining property and would be an inappropriate precedent for such structures.



Mary Henchy

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this *4th* day of *September* 2025.