



Planning and Development Acts 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0257E

APPEAL by Jessed Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 14th day of May, 2025 by Fingal County Council to refuse permission.

Proposed Development: Retention of change of use of the workshops/garages at 'Eden House' from residential use to 'guesthouse' accommodation, ancillary to the use of the main house, and comprising six number self-contained guest units comprising one number one-bed, three number two-bed and two number three-bed units each provided with cooking facilities, living spaces, bathrooms and stores, alterations to the internal and external layout at ground and attic floor levels of the northern wing of the property, including the replacement, relocation, and reinstatement of doorways, windows, and wall partitions, the provision of 13 number parking spaces. Planning permission sought for the demolition of a portion of the existing boundary wall to provide for a new 4.871-metre-wide entrance, with the reconstructed wall and gates matching the previously existing entrance; and all other associated engineering works, landscaping, and ancillary works necessary to facilitate the development, all at Eden House, Cabragh, Oldtown, County Dublin.

Decision

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

Reasons and Considerations

1. The 'guesthouses' development, by reason of its poorly integrated design, limited aesthetic value and by reason of the height of the building and its floor area, is not ancillary to the 'dwelling' on the site and is visually unacceptable. Furthermore, the applicant has failed to provide sufficient evidence the proposal is compliant with the land use definition of a 'guesthouse' set out in the Fingal Development Plan 2023-2029 as informed by the Registration and Renewal of Registration for Guest Houses Regulations 2003 under the Tourist Traffic Acts 1939- 2003, or other as revised, or that the 'dwelling' on site is being used as the main residence for a person or persons who would manage the guest house. The proposed development therefore materially contravenes the 'RU' – 'Rural' land-use zoning objective of the Fingal Development Plan 2023-2029 and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The development of 'Holiday Home/Apartments' on 'RU' – 'Rural' zoned lands is only permissible where the development involves the conversion of a protected structure. The site does not contain any protected structures and, as such, the development proposed to be retained would materially contravene the 'RU' – 'Rural' land-use zoning objective of the Fingal Development Plan 2023-2029 in this regard. The development proposed to be retained and proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Eamonn James Kelly

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Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this *6th* day of *October*, 2025.

