

An
Coimisiún
Pleanála

Commission Order
ACP-322953-25

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0317E

APPEAL by Robert Collins care of CWPA Planning and Architecture of Penthouse Suite 3rd Floor, Broadmeadow Hall, Applewood, Swords, County Dublin against the decision made on the 6th day of June 2025 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Retention of flat roof single storey extension and permission for internal revisions within the extension to provide six number guesthouse suites, all to the rear of existing family dwelling, installation of four number additional window opes and revisions to parking layout and new hard and soft landscaping, at Mountgorry House, Malahide Road, Swords, County Dublin.

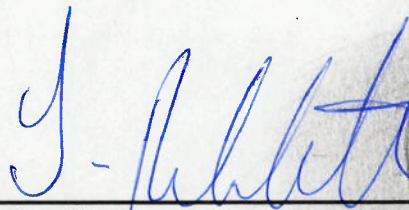
Decision

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

Reasons and Considerations

Having regard to the site layout, the excessive scale of the extension to be retained, the proximity of the extension to the eastern site boundary, the poor quality of the private open space to serve the dwelling on the site by reason of its relocation (from that as permitted under planning authority register reference F23A/0152) to the front of the dwelling, and also having regard to the proposed use of the extension to accommodate six number guesthouse suites which are not integrated in design or functional terms (internally or externally) with the existing dwelling on the site, it is considered that the proposed development represents the overdevelopment of the site and would adversely impact on the visual and residential amenities of the host dwelling on the site and on neighbouring properties. The proposed development would, therefore, conflict with Policies SPQHP41 and SPQHO45 of the Fingal County Development Plan 2023-2029 and be contrary to the land use zoning objective which is 'RS – to provide for residential development and protect and improve residential amenity', as indicated in the said statutory plan. The proposed development 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 for part of the development, the Commission considered that the extension was of an excessive scale, the six number guesthouse suites were poorly integrated, visually and functionally, with the existing dwelling on the site, and the displacement of the private open space from the rear of the site (as implied in the extension layout as granted permission under planning authority register reference F23A/0152) to the front of the dwelling, cumulatively, were indicative of the overdevelopment on the site and resulted in the diminution of residential and visual amenities on the site and area. The Commission agreed with the Inspector's concerns in relation to the extension in that it is neither physically (that is, internal layout) or functionally linked or integrated with the dwelling on the site, however, given the specific nature of the development proposal, the Commission did not agree that these concerns could be dealt with by way of conditions (reference Inspector's recommended conditions numbers 2 and 3).



Tom Rabbette

Planning Commissioner of An Coimisiún

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

Dated this 29th day of Oct. 2025.

