

An
Coimisiún
Pleanála

Commission Order
ACP-322961-25

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: FW24A/0452E

Appeal by Endotron Limited care of Genesis Planning Consultants of Dean Swift Building, Armagh Business Park, Hamiltonsbawn Road, County Armagh against the decision made on the 11th day of June, 2025 by Fingal County Council to grant permission, subject to conditions, in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of the following: (1) Erection of detached two storey building, to rear of existing dwelling, comprising domestic garage on ground floor level and games room, home gym, home office, home cinema and ancillary spaces for private domestic use at first floor level, and external first floor balcony. (2) Extend existing driveway and all ancillary site works, all at Loachfail, Outfarm Lane, Carpenterstown, Dublin.

Decision

Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first

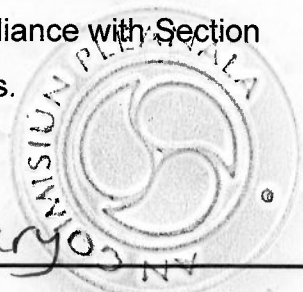
instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to ATTACH condition number 2 for the reason therefor, so that it shall be as follows for the reason set out.

2. The applicant shall reduce the roof height of the structure to a maximum parapet/ridge height of circa 4.3 metre.

Reason: In the interest of proper planning and sustainable development.

Reasons and Considerations

The Commission was satisfied that condition number 2, as attached by the planning authority, fulfils the aim of safeguarding the existing visual and residential amenities of the area which is in accordance with Zoning Objective 'RS' Residential of the Fingal Development Plan 2023 – 2029, relating to the appeal site, which seeks to 'provide for residential development and protect and improve residential amenity', whilst also ensuring compliance with Section 14.10.4 of the development plan, in relation to garden rooms.



Patricia Calleary

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

Dated this 09 day of October 2025