

An  
Coimisiún  
Pleanála

Commission Order  
ACP-323608-25

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**Planning and Development Act 2000, as amended**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F25A/0607E**

**APPEAL** by Niall Bollard care of Roger Bell of Bell Associates of Executive House, Whitestown Road, Rush, County Dublin against the decision made on the 22<sup>nd</sup> day of August, 2025 by Fingal County Council to refuse permission for the proposed development.

**Proposed Development:** Planning permission is sought for: (1) Conversion of existing ancillary accommodation (two storey granny flat to side) at the property to separate residential unit. (2) Construction of first floor bedroom to rear of proposed dwelling, and associated site works at 59 Channel Road, Rush, County Dublin.

## **Decision**

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

*Pc*

## Reasons and Considerations

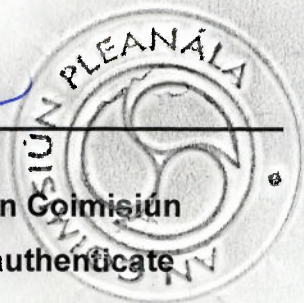
Having regard to the totality of the information submitted, the Commission is not satisfied that it has been sufficiently demonstrated that the existing structure on the site benefits from valid planning permission. Also, in examining the internal layout of the proposed development, the Commission finds that the dimensions of the rooms fall short of the minimum standards outlined in the relevant residential quality guidelines. Consequently, the proposal would result in substandard accommodation for future occupiers. Furthermore, the design approach of the first-floor extension, characterised by its two-storey flat roofed nature, is considered to be visually incongruous and out of character with the prevailing built form in the vicinity. 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, the Commission concurred with the planning authority that the failure to establish the lawful planning status of the existing ancillary residential structure raises concerns regarding the intensification of unauthorised development. The Commission also concurred with the planning authority that the substandard nature of internal room dimensions is considered unacceptable and contrary to the qualitative dwelling standards set out in national and local planning policy and that the proposed extension's design is at odds with established policies aimed at protecting the character and visual amenities of residential areas.

**Paul Caprani**

**Planning Commissioner of An Coimisiún**

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



**Dated this 26<sup>th</sup> day of November 2025.**