



An
Coimisiún
Pleanála

Commission Order
ACP-323648-25

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0571

APPEAL by Sharon Rooney care of John Henry Architect of 23 The Village, Drumcondra, Dublin against the decision made on 20th day of August 2025, by Fingal County Council to refuse permission for the proposed development.

Proposed Development: (a) Proposed detached two storey dwelling house to side of existing two storey house using alteration of existing front vehicular access, side pedestrian gateway access to side boundary wall, all site development works, service connections, division of land, landscaping, and boundary walling fencing treatment. (b) Proposed alteration of existing front vehicular access to form vehicular access driveway to front garden to existing dwelling house at 1 Oak Avenue, Royal Oak, Santry, Dublin.

Decision

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

Reasons and Considerations

Notwithstanding the acceptability of a contemporary, architectural designed house on this prominent corner site, the proposed development, by virtue of its design and scale, appears visually incongruous and fails to achieve an appropriate design response to its context accordingly. For these reasons, the proposed development would seriously injure the visual amenities of the area, contrary to Section 14.10.1 (Corner/Infill Development) and Objective DMSO32 (Infill Development on Corner/Side Garden Sites) of the Fingal Development Plan 2023-2029, and would also give rise to unacceptable negative residential amenity impacts on number 1 Oak Avenue in terms of overbearance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

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

Dated this 11th day of December 2025.