



An  
Coimisiún  
Pleanála

Commission Order  
ACP-323675-25

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

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F25A/0604**

**Appeal** by David and Susannah Coffey against the decision made on the 22<sup>nd</sup> of August, 2025 by Fingal County Council to refuse permission for the proposed development.

**Proposed Development:** Construction of single and two-storey extensions to rear, wastewater treatment system servicing same and all associated site works at The Green Bungalow, Collinstown, Skerries, County Dublin.

## **Decision**

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

## Reasons and Considerations

Having regard to the Fingal County Development Plan 2023-2029, to SPQHP41 (Residential Extensions), SPQHO 45 (Domestic Extensions), and Section 14.10.2 (Residential Extensions) and 14.12.13 (Extensions to Rural Dwellings), it is considered that, by reason of its scale and design, the proposed development would be out of character with the existing residential property, would be visually obtrusive and would set a precedent for further inappropriate development in the vicinity of the site. The proposed development would seriously injure the visual amenities of this highly sensitive landscape, as indicated in the development plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Eamonn James Kelly  
Eamonn James Kelly  
Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.

Dated this 15<sup>th</sup> day of January, 2026.