

An
Coimisiún
Pleanála

Commission Order
PL-500082-DF

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: FW25A/0344E

APPEAL by Kimberley Malone against the decision made on the 7th day of October, 2025 by Fingal County Council to refuse permission.

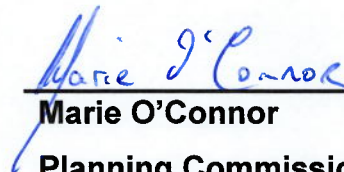
Proposed Development: Retention of the existing domestic garage in the rear garden and its change of use to a self-contained one-bed/kitchen unit with all associated site development works, all at 43 Hollystown Park, Hollystown, Dublin.

Decision

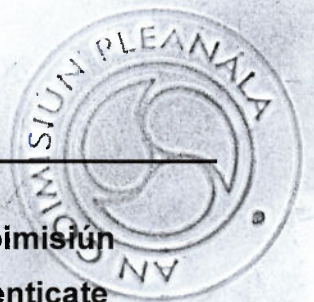
REFUSE permission for the above development for the reasons and considerations set out below.

Reasons and Considerations

It is considered that, by reason of its size, detachment from the main dwelling, absence of any private open space provision and permanency, the proposed change of use to a one-bed residential unit would conflict with Objectives DMS019 (New Residential Development) and DMS032 (Infill Development on Corner/Side Garden Sites) of the Fingal County Development Plan 2023-2029 and, as such, would be in material contravention of the zoning objective, would provide for inadequate residential amenity for the proposed residential unit, and would, therefore, be contrary to the proper planning and sustainable development of the area.


Marie O'Connor

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



Dated this 27th day of January 2026.