

An  
Coimisiún  
Pleanála

Commission Order  
PL-500376-DF

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

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: FW25A/0423E**

**Appeal** by Yvonne Grimes against the decision made on the 18<sup>th</sup> day of November, 2025 by Fingal County Council to refuse permission.

**Proposed Development:** Retention of a single storey garden room, including alterations to the existing roof profile on the eastern elevation to reduce its height by 0.75 metres at eaves level, to reduce the impact of the development on the adjoining property, all at rear garden of 30 Laurel Court, Castleknock, Dublin.

## **Decision**

**GRANT permission for the above development based on the reasons and considerations under and subject to the conditions set out below.**

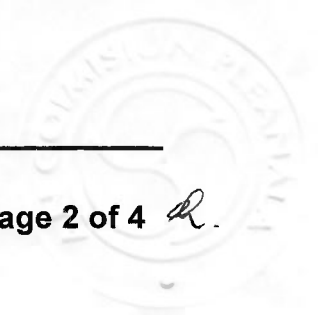
## Reasons and Considerations

Having regard to the residential zoning objective for the area, the pattern of development in the area characterised by semi-detached and detached houses with ancillary structures in back gardens, and the policy framework set out in the Fingal Development Plan 2023-2029 for additional residential accommodation within built-up areas, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the existing residential amenities of adjoining properties, including 'Lavender House' located to the east (rear) of the site or 29 Laurel Court, would comply with Section 14.10.4 (Garden Rooms) of the Fingal Development Plan 2023-2029, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority within three months of the date of this Order and the development shall be retained and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.



2. The garden room shall be for domestic related uses only, ancillary to the use of the existing dwelling on the site. The garden room shall not be used for human habitation.

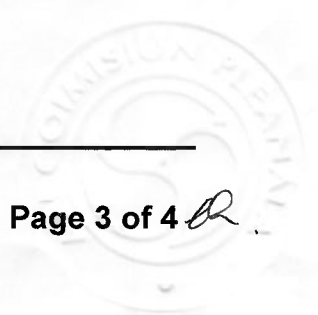
**Reason:** In the interest of clarity and the proper planning and sustainable development of the area.

3. The garden room shall not be sold, let or otherwise transferred or conveyed, save as part of the existing dwelling on the site.

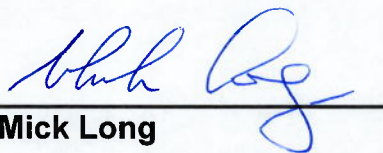
**Reason:** In the interest of clarity and the proper planning and sustainable development of the area.

4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to completion of the development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

**Reason:** To prevent flooding and in the interest of sustainable drainage.

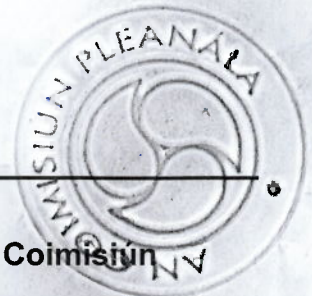


5. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid within three months of the date of this Order or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme. **Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



**Mick Long**

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



Dated this 30<sup>th</sup> day of March 2026.