



An  
Coimisiún  
Pleanála

Commission Order  
PL-500720-DF-26

---

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

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: FW25A/0484**

**Appeal** by Nicanor Birca against the decision made on the 12<sup>th</sup> day of January 2026 by Fingal County Council to refuse permission for the proposed development.

**Proposed Development:** Permission is sought for retention of the existing detached building in the rear garden area, for the proposed use as a work from home office at 45 Willow Wood Grove, Hartstown, Dublin.

## **Decision**

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

## Reasons and Considerations

The development to be retained by reason of its internal layout with separate toilet and kitchen facilities presents as a separate unit of accommodation and would be contrary to Section 14.10.4 (Garden Rooms) of the Fingal Development Plan 2023-2029 and 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 agreed with the Inspector that the design and appearance of the building to be retained would not seriously injure the visual amenities of the area or the residential amenities of any property in the vicinity and would not adversely impact on the character of the area but considered the accommodation was not ancillary to the dwellinghouse with separate toilet and kitchen facilities within the development to be retained and would, therefore, contravene Section 14.10.4 (Garden Rooms) of the Fingal Development Plan 2023-2029.



**Mick Long**

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

Dated this

12<sup>th</sup> day of May

2026