

An
Coimisiún
Pleanála

Commission Order
PL-500997-DF-26

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/1181E

APPEAL by Seán MacAogáin against the decision made on the 19th day of February 2026, by Fingal County Council to refuse a permission for the proposed development.

Proposed Development: Retention permission for the construction of a 36.9 square metres, single-storey detached garage with sloped roof situated to the front of the site with associated paving and all ancillary works necessary to facilitate the development at Long Acre, Thormanby Road, Howth, County Dublin.

Decision

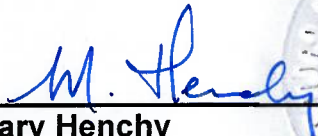
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. Having regard to the location of the development as constructed on a prominent site within a Coastal landscape Character Area that is categorised by the Fingal County Development Plan 2023-2029 as having exceptional landscape value, and to the highly sensitive development and the location of the site within the Howth Special Area Amenity Order (SAAO), the development proposed to be retained is visually obtrusive within the surrounding context and represents an incongruous form of development within the established character to the area. The development proposed for retention, considering its current location, design, height and sloped roof, contravenes Objective GINHO59 of the Fingal Development Plan 2023-2029 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The development proposed to be retained would set an undesirable precedent for other similar developments, which, in itself and cumulatively, would contribute to an erosion of the distinctive and attractive character of the area, be harmful to the visual and residential amenities of the area and 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 considered the totality of the file. The Commission disagreed with the Inspector and shared the opinion of the local authority with regard to the impact on the visual amenity of the lands within the Howth Special Amenity Order and the objectives in respect to same. Notwithstanding the modest scale of the structure, and the fact that a garage (albeit different in design) had been located on the site of the structure proposed for retention, the Commission considered the context had altered with changes made to the setting, and that these changes are to a degree that the proposed structure for retention, and the internal road to access same, is now visually dominant

and does not integrate into the landscape. The Commission reviewed the planning history (F21A/0066 and ABP-32286-21) and noted that the site, as viewed from the roadway, differed to what was proposed in that planning application, specifically the landscape drawings including the boundary treatment along the public road. The revisions have resulted in a change to views to the coast from the road, making the structure for retention more dominant and incongruous in the landscape when compared to the visual impact of the previous garage on the site, views of which were limited.



Mary Henchy

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

Dated this 13th day of July 2026