



An
Coimisiún
Pleanála

Commission Order
PL-501088-DF-26

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: FW26A/0010E

Appeal by Alex Sepelenco against the decision made on the 5th day of March 2026 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Retention permission which consists of the construction of an entrance canopy and bathroom in the existing garden gym/utility/office. The development seeking permission will consist of widening the canopy by circa 1.44 metres, all at 75 Castleknock Rise, Laurel Lodge, Dublin.

Decision

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

Reasons and Considerations

Having regard to the development proposed to be retained and the proposed alterations, namely retention of bathroom in existing Garden Gym/Utility/Office structure and construction of an entrance canopy (as described in the public notices), it is considered that the proposed development and the development proposed for retention would not be in accordance with the Development Management Standards of the Fingal Development Plan 2023 - 2029, Section 14.10.4, and that to grant permission for retention of the development would set an inappropriate precedent for other similar forms of development. The proposed development and the development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to make a split decision, the Commission shared the opinion of the planning authority. The Commission considered that the applicant has not demonstrated that the structure the canopy is to be attached to is either authorised or has the benefit of a Section 5 declaration (as the development as constructed differs to that for which a declaration was issued) and, therefore, it is not appropriate to permit the canopy.



Mary Henchy

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

Dated this

13th

day of

July

2026.