

An
Coimisiún
Pleanála

Commission Order
PL-501126-DF

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F26A/0053E

Appeal by Ciaran Cuddy against the decision made on the 23rd day of March, 2026 by Fingal County Council to refuse permission.

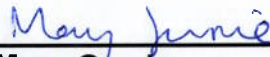
Proposed Development: Alterations to the previously permitted scheme (planning register reference number F25A/0178E) to allow for an additional two-bed bungalow to the rear of the site, associated alterations to the gardens and boundaries of the permitted dwellings, including use of permitted vehicular driveway to Chapel Road for access to proposed dwelling, and all associated site, drainage and landscape works, all on site at the corner of Chapel Road and St. Joseph's Avenue, Lusk, County Dublin.

Decision

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

Reasons and Considerations

Having regard to the restricted nature of the site, and the overall corner site which it forms part of, the boundary relationship between the site and the adjoining property to the west (including an existing kitchen window), and the limited space and unclear details of the shared parking and access and sight distance availability along St. Joseph's Avenue, it is considered that the proposed development would result in overdevelopment of the site, would provide a substandard level of residential amenity for both the proposed dwelling and the adjoining dwelling to the west, by reason of overlooking, and would endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would fail to satisfactorily address the assessment criteria for infill development on corner sites, as set out under Objective DMSO32 of the Fingal Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Gurrie

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 30 day of July 2026.