

An
Coimisiún
Pleanála

**Commission Order
PL-501267-DF-26**

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F26A/0107E

Appeal by Richard Fagan against the decision made on the 2nd day of April, 2026 by Fingal County Council to refuse permission for the proposed development.

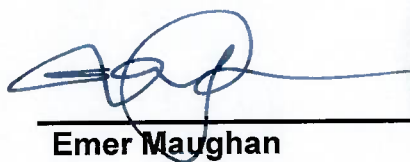
Proposed Development: Retention of single-storey extension to the existing garage building for uses ancillary to the main dwelling house, including a home office/gym and storage space with ancillary landscaping and site works, all at Green Oaks, Baldungan, Lusk, County Dublin.

Decision

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

Reasons and Considerations

It is considered that the development proposed to be retained, due to its size and internal layout, does not accord with Section 14.10.4 of the Fingal Development Plan 2023-2029, which states inter alia that garden room structures (which can provide ancillary accommodation such as a gym or home office) should be modest in floor area and scale and should not provide residential accommodation and furthermore shall not be fitted out in a manner including by the insertion of a kitchen or toilet facilities. As such, the development proposed for retention, which includes the provision of four number separate internal rooms with kitchen and toilet facilities and with a floor area of circa 74 square metres, would be in contravention of Section 14.10.4 of the county development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

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



Dated this **24th** day of **August** 2026