



Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: FW26A/0105E

APPEAL by Natalia Emelyanova against the decision made on the 5th day of May 2026, by Fingal County Council to refuse permission for the proposed development.

Proposed Development: The development will consist of retention permission for a detached single-storey garden office/gym structure in the rear garden at number 33 The Boulevard, Bealing Village, Tyrrelstown, 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 scale and design of the structure proposed to be retained, including its height, fenestration, proximity to site boundaries and changes to site levels relative to ground levels of adjoining properties, it is considered that it would result in a visually incongruous and dominant feature in this residential location and would seriously injure the residential amenity of surrounding properties by reason of visual prominence, visual intrusion and overbearance. It is considered that a grant of permission would conflict with the RS – Residential zoning objective for the site and Section 14.10.2 (Residential Extensions) of the Fingal Development Plan 2023-2029 and would set an inappropriate precedent for similar structures in the immediate area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this 19th day of August 2026.