

An
Coimisiún
Pleanála

Commission Order
PL-501432-DF-26

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F26A/0163E

Appeal by Bob Fagan against the decision made on the 1st day of May, 2026 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Permission and retention permission for (1) the retention of the change of use of the existing single storey “granny flat extension” to the side and rear of the existing house (granted permission - An Bord Pleanála Reference Number PL06F-249118 - Fingal County Council Planning Register Reference Number 17A/0198) to an independent one-bedroom residential unit, (2) the retention of the front door to the independent residential unit which has replaced a window in the front elevation of the “extension”, (3) the retention of the closure of the connecting doorway between the “extension” and the main house, (4) the retention of the omission of a bedroom window set back in the front elevation of the “extension” along the passageway to the front door, (5) the retention of the existing flat roof in-lieu of a pitched roof to the rear of the “extension” and for planning permission for the development of (6) a new vehicular entrance and front driveway to serve the independent residential

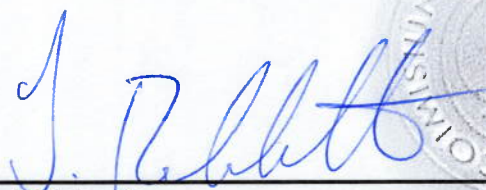
unit, (7) the erection of boundary fences to the proposed front and rear gardens which will serve the independent residential unit, (8) the development of secure bin storage and bicycle parking facilities to serve the independent residential unit, and all associated site works, all at 26 Offington Park, Sutton, Dublin.

Decision

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

Reasons and Considerations

The development for which retention permission is sought represents ad hoc overdevelopment of the site which would be inconsistent with the existing pattern of development in the area and would contravene Local Objective 94 and Objective DMSO32 of the Fingal Development Plan 2023 - 2029. The proposed development would set an undesirable precedent for similar type developments which, considered cumulatively, would conflict with the 'RS' Zoning Objective for the area, and would be contrary to the proper planning and sustainable development of the area.



Tom Rabbette

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

Dated this 18th day of Sept. 2026.