

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F26A/0253E

Appeal by Alexander Tsedryk against the decision made on the 20th day of May 2026, by Fingal County Council to refuse permission for the proposed development.

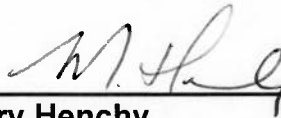
Proposed Development: The development will consist of : Single-storey flat roof extension to the rear linking the existing garden room to the main dwelling. Retention of four piers and an electric gate to the front boundary all at Saint Elmo's, Barrack Lane, Lusk, County Dublin.

Decision

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

Reasons and Considerations

1. The proposed development, linking with an existing single-storey garden structure for which there is no evidence of authorisation, would give rise to the consolidation of unauthorised development. In the absence of authorisation, this form of unauthorised development would unduly impact on the amenities of adjoining property and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The retention of the four piers and electric gate at the vehicular entrance, which is directly on to the public carriageway and where sightlines are seriously restricted, would endanger public safety by reason of traffic hazard, contrary to Objective DMSO118 of the Fingal Development Plan 2023-2029 and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

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

Dated this ¹⁶3 day of September 2026.

