An Coimisiún Pleanála

Commission Order
PL-501606-DF-26

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F26A/0279E

Appeal by Naoise Delaney against the decision made on the 2nd day of June 2026, by Fingal County Council to refuse permission for the proposed development.

Proposed Development: The development will consist of permission for the demolition of the existing single-storey rear extension (30.86 square metres) and porch (1.3 square metres) to the side of the existing cottage. Permission is also sought for the construction of a new two-storey flat roof extension (159.93 square metres) to the rear and side of the existing cottage, and all associated site works at the above address. Retention permission is sought for the widening of the existing vehicular entrance all at number 1 Station Road Cottages, Sutton, 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 residential zoning objective of the subject site under the Fingal Development Plan 2023-2029, the pattern of development in the area, the scale, mass, and design of the proposed two storey development, particularly in respect of its abutting proximity to an historic group of three adjoining single storey cottages, it is considered that the proposed development would not be sympathetic to the design of the existing cottage and adjoining cottages, would not integrate satisfactorily with the the existing cottage and adjoining cottages, would be overbearing on the abutting neighbouring property, and would negatively impact on the visual amenities of adjacent properties.

The proposed development would therefore be contrary to residential extension policy SPQHP41 and objective SPQHO45 of the Fingal Development Plan 2023-2029, as well as the proper planning and sustainable development of the area. Furthermore, the proposed widened access to be retained consists of a demolished gap in a roadside stone wall and has an unsightly, unfinished appearance. The access proposed to be retained seriously injures the visual amenities of the subject property, is out-of-keeping with the character of the streetscape at this location, and would, therefore, 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 23rd **day of** Oct. **2026.**