

An
Coimisiún
Pleanála

Commission Order
PL-501843-DF-26

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: FW26A/0209E

APPEAL by Wayne Bradley against the decision made on the 9th day of July, 2026 by Fingal County Council to refuse permission for the proposed development.

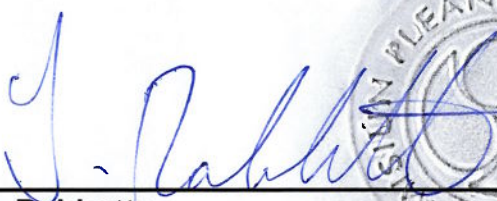
Proposed Development: Retention of the single storey timber structure to rear garden, comprising of home office/utility/storage/gym area, with internal modifications and associated site works at 95 Cherryfield Lawn, Hartstown, Dublin.

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 RS Residential zoning objective for the subject site in the Fingal Development Plan 2023 - 2029, which seeks to provide for residential development and protect and improve residential amenity, and to the policy requirements of Section 14.10.4 (Garden Rooms), it is considered that the building sought for retention, by virtue of its scale, massing and, in particular, its excessive footprint relative to the footprint of the principal dwelling on the site and relative to the area of the private rear garden, represents an overdevelopment of the site, would not be subordinate to the main dwelling, presents a poor outlook from the principal dwelling and leaves a substandard residual private open space of circa 26 square metres of little functional value. The development proposed to be retained would, thus, seriously injure the residential amenities of the occupants of the dwelling on the site, would be contrary to Section 14.10.4 of the Fingal Development Plan 2023 - 2029 and would set an undesirable precedent for similar developments in the area. The development proposed to be retained 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 2nd day of Oct. 2026.