



An
Coimisiún
Pleanála

Inspector's Report PL-501625-DF-26

Development

Alterations to the existing dwelling, construction of new single storey extension, demolition of front porch and outbuildings, construction of new outbuilding, relocation of the existing vehicular entrance, new wastewater treatment system and polishing filter together with all associated site development works.

Location

Adamstown, Garristown, Co. Dublin

Planning Authority

Fingal County Council

Planning Authority Reg. Ref.

F26A/0316E

Applicant(s)

John McEntyre and Ingrid McQuillan

Type of Application

Permission

Planning Authority Decision

Refuse Permission

Type of Appeal

First Party Appeal

Appellant(s)

John McEntyre and Ingrid McQuillan

Observer(s)

None

Date of Site Inspection

2nd October 2026

Inspector

Shane McGlynn

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1.0 Site Location and Description

The appeal site is located in the townland of Adamstown, Garristown, Co. Dublin. The site has a stated area of 0.415 ha. A single storey cottage, ancillary outbuilding and front and rear gardens are located in the southwest corner of the site, with the remaining area (comprising the majority of the site) consisting of a field. There are 2no. existing front vehicular entrances to the site from the L1055 to the west. The site is bounded by existing dwellings to the north and south and open agricultural land to the east.

Adamstown is a rural townland which includes approximately 10no. detached dwellings (including the appeal site) centred around the crossroads of the L5040 and L1055. The dwellings in the townland vary widely in terms of their size and design, including bungalows as well as 2-storey dormer type dwellings. Substantial rear extensions to a number of these dwellings are apparent. The site is c. 2.1km southeast of the village of Garristown and c. 4km northwest of the village of Oldtown in rural North County Dublin.

2.0 Proposed Development

The proposed development as described in the public notices consists of alterations to the existing dwelling and the provision of a new single storey extension to the side and rear, the demolition of the front porch, the demolition of existing outbuildings, the provision of a new outbuilding for use as a gym/store, the relocation of the existing vehicular entrance to the site and new wastewater treatment system and polishing filter together with all associated site development works.

The application was accompanied by the following documentation along with standard drawings, statutory requirements etc:

- Pre-planning feedback
- Site Suitability Report for Wastewater Treatment System
- Soakaway Design Report

3.0 Planning Authority Decision

3.1. Decision

The Planning Authority made a decision to refuse permission on 9th June 2026 for the following reason:

1. The proposed development, by reason of its inappropriate size, scale and massing, in particular the proposed side and rear extension which protrudes to the north, south and east (rear) of the existing dwelling as it is considered that the proposed development distorts the shape, form and overall mass of the existing dwelling onsite; would not appear to be subservient to the host dwelling; and, would negatively impact the residential amenity of the surrounding area. As such, the proposed development as designed would contravene Policy SPQHP41 'Residential Extensions' & Objective SPQHO45 'Domestic Extensions', would seriously detract from the visual amenity of the area and would be contrary to the aims and objectives of the Fingal Development Plan 2023-2029. The proposal would therefore be contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. Planning Report

The planning officer's report is consistent with the decision of the Planning Authority and can be summarised as follows:

- Proposal for works to an existing dwelling is consistent with site's 'RU – Rural Area' zoning objective.
- Improved vernacular appearance of dwelling and provision of contemporary glazing at front entrance door are considered appropriate.
- Proposed finishes are considered acceptable and would help to integrate extension with existing dwelling.
- Concern at design, scale, massing and size of proposed extension relative to the existing dwelling.

- The proposal distorts the shape, form and mass of the existing dwelling and would not be subservient to it.
- The proposal would thereby negatively impact the visual amenity of the existing dwelling and surrounding area, which contravenes policies SPQHP41 and SPQHO45 of the County Development Plan.
- Extension element to rear (east) is recognised as an improvement on previously refused proposal, however side (north) element has not overcome previous concerns of PA.
- Acknowledges changes introduced in relation to ridge height, materials and front entrance location in response to pre-planning comments, however considers that the degree by which the overall scale of the extension has been reduced is not sufficient to overcome PA's previous concerns.
- Ridge height of proposed outbuildings is higher than that of dwelling and therefore not acceptable in terms of visual amenity, however this can be addressed by condition due to minor nature of changes required.
- Proposal does not respect the character or scale of the existing dwelling.
- Proposal does not accord with sections 14.10.2, 14.10.2.2 and 14.10.2.3 of the CDP.
- There is no requirement for AA or EIA.

3.2.2. Other Technical Reports

- **Transportation Planning Section:** A request for additional information was recommended in relation to the following:
 - Car parking reduced to a maximum of 2no. in-curtilage spaces and required turning facilities, in line with requirements of 'Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities' (2024).
 - Area between vehicular entrance gates and public road to be surfaced with bound road material.
- **Parks and Green Infrastructure Division:** No objection subject to conditions.

- **Water Services Department:** No objection subject to conditions.

3.3. Prescribed Bodies

None.

3.4. Third Party Observations

None.

4.0 Planning History

4.1. Subject Site

P.A Ref. F25A/0958E: Permission REFUSED for alterations to the existing dwelling and the provision of a new single storey extension to the side and rear, the demolition of the front porch, the demolition of existing outbuildings, the provision of a new outbuilding for use as a gym/store, the relocation of the existing vehicular entrance to the site and new wastewater treatment system and polishing filter together with all associated site development works.

5.0 Policy Context

5.1 Development Plan

The relevant Development Plan is the Fingal County Development Plan, 2023-2029 (hereafter, the 'County Development Plan').

The appeal site is zoned 'RU – Rural', with an objective to *“Protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage.”*

Section 3.5.13.1 Residential Extensions

Policy SPQHP41 – Residential Extensions: Support the extension of existing dwellings with extensions of appropriate scale and subject to the protection of residential and visual amenities.

Objective SPQHO43 – Contemporary and Innovative Design Solutions: *Promote the use of contemporary and innovative design solutions subject to design respecting the character and architectural heritage of the area.*

Objective SPQHO45 – Domestic Extensions: *Encourage sensitively designed extensions to existing dwellings which do not negatively impact on the environment or on adjoining properties or area.*

Section 9.6.14 Landscape Character Assessment

The site and surrounding area fall within the **High Lying Character Type**, categorised as a highly sensitive landscape of high landscape value.

Policy GINHP25 – Preservation of Landscape Types: *Ensure the preservation of the uniqueness of a landscape character type by having regard to the character, value and sensitivity of a landscape when determining a planning application.*

Section 14.10.2 Residential Extensions

The need for housing to be adaptable to changing family circumstances is recognised and acknowledged and the Council will support applications to amend existing dwelling units to reconfigure and extend as the needs of the household change, subject to specific safeguards. In particular, the design and layout of residential extensions must have regard to and protect the amenities of adjoining properties, particularly in relation to sunlight, daylight and privacy. The design of extensions must also have regard to the character and form of the existing building, its architectural expression, remaining usable rear private open space, external finishes and pattern of fenestration. Additionally, careful consideration should be paid to boundary treatments, tree planting and landscaping.

Section 14.10.2.2 Side Extensions

Side extensions will be evaluated against proximity to boundaries, size and visual harmony with existing (especially front elevation) and impacts on residential amenity.

Section 14.10.2.3 Ground Floor Extensions (rear)

Ground floor rear extensions will be considered in terms of their length, height, proximity to mutual boundaries and quantum of usable rear private open space remaining to serve the dwelling house. The proposed extension should match or complement the existing dwelling house.

Section 14.10.4 Garden Rooms

Garden Rooms can provide useful ancillary accommodation such as a playroom, gym, or study/home office for use by occupants of the dwelling house. Such structures should be modest in floor area and scale, relative to the main house and remaining rear garden area. Applicants will be required to demonstrate that neither the design nor the use of the structure would detract from the residential amenities of either the main residence or of adjoining property. External finishes shall be complementary to the main house.

Section 14.12.3 Design Guidelines for Rural Dwellings

Table 14.9 provides guidance for assessing rural dwellings including siting, design, materials and detailing.

Section 14.12.13 Extensions to Rural Dwellings

Extensions of a reasonable or modest size may be acceptable, subject to the proposed extension respecting the character, scale, and proportions of the existing dwelling, and subject to the availability of necessary services and protection of the visual amenities of the area.

Objective DMSO200 – EPA’s Code of Practice for Domestic Wastewater

Treatment Systems: *Domestic effluent treatment plants and percolation areas serving rural houses or extensions shall comply with the requirements of the EPA’s Code of Practice for Domestic Wastewater Treatment Systems (Population Equivalent <10), 2021, or as amended. The area required to install a Domestic Wastewater Treatment Plant and percolation area is subject to the separation distance requirements of the EPA CoP being achieved and adequate space for SuDS being provided.*

5.1. National Planning Guidance

- TII Publication DN-GEO-03060 ‘Geometric Design of Junctions (priority junctions, direct accesses, roundabouts, grade separated and compact grade separated junctions)’ (2017, as amended)
- ‘Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities’ (2024)

- Planning and Development (Exempted Development (Act of 2000)) Regulations 2026

5.4 Natural Heritage Designations

The appeal site is not located within or adjoining any designated site. There are no Natural Heritage Areas or European Sites in proximity to the appeal site.

6.0 EIA Screening

The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

7.0 The Appeal

7.1. Grounds of Appeal

A First Party Appeal was received from BPS Planning & Development Consultants acting on behalf of the applicants, John McEntyre and Ingrid McQuillan, against the decision made by the Planning Authority to refuse permission for the development.

The following is a summary of the grounds of appeal:

- Dwelling is suitable to the site context.
 - Large family homes on large plots are typical in Adamstown / Garristown.
- Existing dwelling is of poor quality and has no protected status.
 - The dwelling is contemporary in style and does not have any notable vernacular design elements.
- Reasons for refusal are not supported by County Development Plan policies.

- There is no blanket restriction on maximum extension sizes, no requirement for floor area to be less than the existing dwelling or for extensions to be subsidiary to the main dwelling.
- Proposed extension does not impact adjoining properties or surrounding area.
 - Set back behind front elevation of main dwelling, which remains the most visually prominent element.
 - It is not highly visible from surrounding area in any case.
 - Proposed finishes are more suitable to rural context than existing.
 - Landscaping proposals would screen views from adjoining properties to north and south.
- Design of extension accords with established design principles for Irish rural housing, by comprising a number of connected single storey elements broken up in terms of scale and massing.
 - Applicant highlights guidance supporting this approach taken from rural design guidelines contained in a number of Development Plans in Ireland.
- Design seeks to ensure the original dwelling remains the most visually prominent element
 - Connecting element at front elevation comprises full height glass finish.
 - Gable element of extension at front elevation seeks to resemble rural shed.
- Existing house size is inadequate for family accommodation, therefore the extension is supported by Section 14.10.2 of the CDP.
- Applicant invites condition restricting use of garden room as ancillary accommodation.
- All recommendations made by the Planning Authority in pre-planning commentary have been incorporated into the proposal.
 - Ridge height of extension was reduced to match existing dwelling.
 - Natural slate roof finish proposed.

- Reduced massing and length of front (west) elevation.
- Flat roof canopy removed from gable end of rear (east) elevation.
- Length of southern elevation reduced.
- PA decision appears to have been unduly influenced by refusal of previous application at site (see Section 4.0 above).

7.2. Planning Authority Response

The response from the Planning Authority requests that the Commission support the Planning Authority's decision in this instance. The Planning Authority request that conditions requiring a financial contribution and tree bond are attached, where relevant, in the event that the Commission is minded to grant permission.

8.0 Assessment

Having examined the application details and all other documentation on file, including the grounds of appeal, the reports of the local authority, the site planning history, and having inspected the site, and having regard to relevant local/regional/national policies and guidance, I consider that the main issues in this appeal are as follows:

- Principle of Development
- Height, Massing and Architectural Character
- Visual Amenity Impact
- Other Matters

8.1. Principle of Development

The appeal site and surrounding area are zoned 'RU – Rural'. I consider that alterations and extensions to an existing habitable dwelling and ancillary outbuildings can be considered within this zoning, subject to meeting all other relevant planning standards. I have considered these matters below.

8.2. Height, Massing and Architectural Character

The Planning Authority's reason for refusal raised concern with the relationship between the proposed extension and existing dwelling, stating that the proposal would distort the shape, form and overall mass of the existing dwelling and would not appear to be subservient to the host dwelling. The reason for refusal refers to policies SPQHP41 (Residential Extensions) SPQHO45 (Domestic Extensions) of the County Development Plan, which set out a general requirement for extensions to be appropriate in terms of scale and design and not to have undue residential or visual amenity impacts.

In addition to the policies referred to by the PA, I also note that Section 14.12.13 (Extensions to Rural Dwellings) provides more specific guidance in relation to the Planning Authority's concerns, by requiring such extensions to be reasonable or modest in size and to respect the character, scale, and proportions of the existing dwelling. Additionally, I note that Section 14.10.2.2 (Side Extensions) identifies that side extension elements should visually harmonise with the existing dwelling (in particular the front elevation) and Section 14.12.3 (Design Guidelines for Rural Dwellings) provides specific criteria for assessing rural housing design. I consider these policies are therefore also of relevance and I have considered them in my assessment below.

By way of context, the existing dwelling comprises a single storey cottage with an overall floor area of c. 48 sq.m and overall width of c. 8.8m. The roof comprises a pitched gable roof (ridge height of c. 4.8m above ground level) with 2no. chimneys projecting above. The front (west) elevation features a small glazed porch (c. 2 sq.m) and 2no. horizontal windows. There are existing metal sheds (c. 24 sq.m floor area) to the rear of the dwelling.

The proposed development includes a single storey extension (c. 156 sq.m) to the sides and rear of the existing dwelling, demolition of the existing sheds and provision of a new ancillary outbuilding (c. 43 sq.m).

In response to the PA's refusal, the appellant submits that the extension has been appropriately designed in relation to the existing dwelling, which they state would remain the most visually prominent element of the development.

8.2.1. Height and Massing

I note the scale of the proposed c. 156 sq.m extension relative to the existing dwelling, which would result in a more than fourfold increase in the floor area of the dwelling (from c. 48 sq.m to c. 202 sq.m). However, I consider that the development has been concertedly designed to offset the impacts of its scale on the existing dwelling through its apportionment of height and massing. I note in this regard that the entire extension remains single storey and does not exceed the ridge height of the existing dwelling. Both side extension elements have also been set back from the existing front elevation (the extension on the southern side is set back fully behind the dwelling while the extension on the northern side is set back a minimum of c. 3.1m behind the front elevation). Additionally, the extension on the northern side projects c. 7.6m from the gable end of the existing dwelling, which is less than the 8.8m width of the existing dwelling at its front elevation.

Given that the height of the extension does not exceed that of the main dwelling, the full setback of the extension element on the southern side behind the existing dwelling, and given that the extension element on the northern side is less than the width of the existing front elevation and significantly set back, the extension would in my opinion be largely obscured from view from the public road, and that the existing dwelling would remain the most visible and prominent element. I consider on this basis that the height and massing of the proposed extension are reasonable in relation to the existing dwelling, as required under Section 14.12.13 of the CDP, and that the height and massing of the extension would remain subservient to the existing dwelling, contrary to what is stated in the PA's reason for refusal.

In addition to height and massing however, the impact on the architectural character of the existing dwelling must also be considered under Section 14.12.13. This is also relevant to the assessment of whether the extension would remain subservient to the dwelling.

8.2.2. Architectural Character

In relation to the architectural character of the existing dwelling, the appellant submits that the design of the proposal has sought to respond to this both through the design of the extension and through alterations to the existing dwelling to bring its architectural expression more in line with traditional rural vernacular design. The extension has been designed to include 2no. gable-ended pitch roof components

connected by a central open-plan circulation area. The circulation area is flat-roofed with full height glazing provided on all elevations. Alterations to the existing dwelling include removal of the front porch and replacement of front windows with vertical sash windows. Proposed material finishes to the development include natural slate to all pitched roofs, PVC to flat roofs and render to external walls.

Table 14.9 of Section 14.12.3 (Design Guidelines for Rural Dwellings) contains a list of design criteria for assessing rural dwellings. Of these criteria, those under the sub-headings of 'Siting & Design' and 'Materials & Detailing' relate to the design and massing of the dwelling itself, however some are not relevant to the appeal case (e.g refer only to historic structures, designated sites etc). I have thus assessed the design and massing of the proposed development against each relevant criteria from these sub-headings:

In the grounds of appeal, the appellant has included an overview of some overarching design principles extracted from rural design guidance contained in the Development Plans of a number of Planning Authorities in order to demonstrate that the proposal accords with these principles.

Criteria	How the development responds
The location, siting, orientation, and the design of a proposed new dwelling in a rural location should be sensitive to its surroundings. The proposed development should be consistent with the character and appearance of the land, including the building's shape, height, and form, and with the ecology, natural features, and contours of the area, and the way in which these components combine.	I address visual amenity impacts in section 8.3 below. The proposal in my view does not have any undue negative impact on the high lying landscape character of the area. The site is relatively flat and open with few natural features. Site boundary hedges are not encroached upon by the proposed works to the dwelling.
Direction should be taken from the existing environment and should take advantage of natural features such as trees, hedgerows, watercourses, hills,	As above, the site is relatively flat and open with few natural features. See section 8.3 below.

and other land formations to shelter, shade and service the house.	
If any structures exist on the proposed site, then consideration should be given to their re-use, adaptation, and extension in preference to new build.	The proposal adapts and extends an existing rural cottage.
The new dwelling should seek to integrate as much as possible into the landscape and not be a prominent feature that visually dominates its rural surroundings. New buildings should respect their landscape context and not block scenic views or break the skyline or waterline as seen from vantage points or main roads. Cutting and filling of sites is not desirable.	As above, the site does not in my view unduly impact its landscape character type and is relatively flat and open. The proposed height of the extension does not exceed that of the existing cottage and its massing has ensured the existing cottage remains visually prominent. It does not in my view give rise to undue negative visual amenity impacts on the surrounding area. See section 8.3 below.
Full consideration should be given to solar gain and orientation within the proposed development to maximise energy efficiency.	The proposal has in my view made effective use of light access through extensive provision of fenestration, which includes roof lights and windows provided on all elevations of this single storey development.
New dwellings should be guided by the range of materials used in the past in Fingal, and where contemporary materials are proposed they should complement and work well with those traditionally used. In Fingal, the materials that were typically used historically to construct dwellings and outbuildings were stone, mud, timber,	Natural slate and render finishes noted, no brickwork finishes are proposed. I consider that the proposed finishes would enhance the vernacular character of the dwelling in accordance with this criterion.

thatch, slate, iron and lime. While historic brickworks did exist within Fingal, in general brick was not commonly used for wall finishes.	
The number of materials and finishes used in the construction of a new dwelling and associated structures, such as vehicular entrances, garage, or shed, should be limited.	No significant increase in the number of material finishes noted. The existing array of finishes (render and slate) for walls and roofs are maintained and a PVC finish is added for the flat roof elements.
New dwellings should be restrained in their ornamentation and embellishment. Cosmetic features such as mock classical columns, Spanish arches, mock-Tudor detailing and balustrades should be avoided.	The proposed development in my view. I consider that the design features and materiality of the proposal, including the render walls, slate roofs, vertical and full height windows, maintains the relatively simple design and materiality of the existing dwelling and I do not view that the proposal includes any excessive ornamentation or embellishment.
Simple design forms and roof designs with narrow spans and pitches/profiles are preferable.	In my opinion, the proposed pitch roof elements of the extension, connected by flat roof elements, represent a suitably simple design response as I note the pitch roofs are all symmetrical and have similar dimensions to that of the existing dwelling.
Particular attention should be paid to fenestration details, particularly window openings and design. Windows should be in proportion to the development and compliment the style of the building.	Vertical sash windows are proposed to the front elevation of existing dwelling in place of existing horizontal windows. Fenestration to extension generally comprises vertical windows and full height glazing to connecting central

The natural light reaching the building should be maximised.	hallway element. I concur with the appellant's view that the fenestration arrangement would improve the vernacular character of the dwelling. I also consider that the design makes effective use of natural light access, as I've stated above.
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As the above table illustrated, the design of the proposed extension and works to the existing cottage is in compliance with each the relevant design criteria provided in Section 14.12.3 (Design Guidelines for Rural Dwellings) of the CDP. Having regard to this and noting again the reasonableness of the height and massing of the proposed extension as I have set out in section 8.2.1 above, I am satisfied that the proposed development would not negatively impact on the rural architectural character of the existing rural dwelling.

As referenced in section 8.2.2 of my report above, the scale and form of the proposed extension would in my view be subservient to the existing cottage, however design must also be considered in this regard. The front elevation of the extension on the north side of the dwelling comprises a blank gable wall with pitch roof over which is 'connected' to the cottage by a fully height glass corridor with flat roof over. The appellant submits that the gable-ended element is intended to imitate the design of an agricultural shed. I consider that this simple design serves to pronounce the vernacular features proposed to the main dwelling supports the appearance of the extension as subservient to the main dwelling. Furthermore, I would note that the existing cottage is of little architectural merit whereas the proposed extension would result in a dwelling designed as a contemporary interpretation of the traditional rural house, thereby enhancing the character of the area by creating a contemporary style house which meets the future occupiers' need for family accommodation, on a site of considerable size (c. 0.415 ha) capable of absorbing the development.

Having regard to the foregoing assessment, I conclude that the proposed extension of c. 156 sq.m is not unreasonable in terms of its scale, form and massing relative to

the existing rural cottage and that it respects the scale and form of the existing c. 48 sq.m cottage (having regard in particular to setbacks and ridge heights), as required under Section 14.12.13 (Extensions to Rural Dwellings) of the CDP. Additionally, I conclude that the design of the development as a whole, which results in a dwelling of c. 202 sq.m and detached gym/store of c. 43 sq.m, in particular in respect of its siting, design, materials and detailing, does not have a negative impact on the character of the dwelling, as required under Section 14.12.3 (Design Guidelines for Rural Dwellings).

8.3. Visual Amenity Impact

The Planning Authority's reason for refusal states the proposal would seriously detract from the visual amenity of the area. The requirement for extensions to protect visual amenities is provided for under Policy SPQHP41 (Residential Extensions) and Section 14.12.13 (Extensions to Rural Dwellings) of the County Development Plan.

The appeal site and surrounding area fall within the high lying landscape character type which applies to a large area of north county Dublin. This is categorised under Section 9.6.14 (Landscape Character Assessment) of the County Development Plan as a highly sensitive landscape of high landscape value. I note from my site inspection that relatively long vistas across rural areas of north county Dublin are currently afforded from the public road (L1055) adjacent to the site, in particular in an easterly direction looking across the site, however the site is not located on a hill or high point and the topography in the townland and immediate area is relatively flat. As stated above, the proposed extension is single storey and does not exceed the existing dwelling's ridge height of c. 4.8m. The side extension element visible from the roadside is set back at least c. 3.1m behind the front elevation of the dwelling and measures c. 7.6m in width. Given the height and scale of the visible area of the development and the relatively flat topography of the surrounding area, I consider that the proposal would not have an unduly negative impact on upland views relevant to the high lying landscape character of the area.

As stated above, the dwellings in the townland of Adamstown in which the site is located do not present a coherent architectural design. Many are of contemporary rather than vernacular style and many feature modern extensions, some of which are visually prominent and/or of significant scale relative to the main dwelling. I note that

the subject dwelling (which the appellant states dates from the 1970s) is not a Protected Structure, not in the curtilage or vicinity of any Protected Structures nor within an Architectural Conservation Area. I consider that the proposed single storey extension, with ridge heights no greater than the existing dwelling's and with massing largely positioned to the rear of the dwelling, is modest in scale compared to other extensions in the vicinity of the site and would therefore not be out of character with existing rural dwellings in the surrounding area.

I also view that the proposed alterations to the main dwelling, including the provision of natural slate and render finishes and vertical windows, would confer an enhanced vernacular architectural expression on the dwelling suitable to its rural context. I note the elements of the proposed extension visible from the roadside in front of the site include contemporary design elements and materials, however I note the rationale put forward by the appellant that the design is intended to complement the more vernacular style of the existing dwelling by replicating the form a gable-fronted agricultural shed which, though connected, would remain visually distinct from the main dwelling by means of the flat roof central hallway with full height glazing. I note that use of such contemporary design solutions is promoted under Objective SPQHO43 (Contemporary and Innovative Design Solutions) of the County Development Plan.

The Planning Officer's report states that the ridge height of the proposed outbuilding to the rear exceeds that of the main dwelling and should be reduced in order to protect visual amenity. I note there are no specific County Development Plan policies in relation to the visual amenity impact of outbuildings. The outbuilding comprises a gable-ended pitched roof structure with a ridge height of c. 5.21m above ground level, which I note is less than 0.5m above that of the main dwelling and set back a minimum of c. 27m behind the rear elevation of the main dwelling. Having regard to the minor exceedance in ridge height, the significant degree of setback within the site, its positioning behind the main dwelling and the relatively flat topography of the site, I am satisfied that no undue negative visual impacts would arise from the outbuilding and I consider that a reduction in ridge height is therefore unnecessary.

Having regard to the foregoing assessment, I am satisfied that the proposed development would not have undue negative visual amenity impacts on the surrounding area and is compliant with Policy SPQHP41 (Residential Extensions)

and Section 14.12.13 (Extensions to Rural Dwellings) of the County Development Plan in this respect.

8.3.1. Residential Amenity Impact

Policy SPQHP41 (Residential Extensions), Objective SPQHO45 (Domestic Extensions) and Section 14.10.2 (Residential Extensions) require that extensions to dwellings do not negatively impact the residential amenity of adjacent properties. There are adjacent rural dwellings to the north and south sides of the appeal site with open country to the rear. The proposal is located close to the southern site boundary. The dwelling to the south is a 1 to 2 storey gable-fronted dwelling with a first floor level dormer window addressing the appeal site. The proposed development is single storey in height and introduces south-facing windows to the existing dwelling (serving the utility room) and to the rear extension (serving a Living Room and central hallway). I note from measurements taken from the submitted plans that the southern elevation of the existing dwelling would be c. 20m from the directly opposing dormer window to the south, therefore I recommend that a condition requiring obscure glazing to the utility room window is attached in the event the Commission is minded to grant permission, in order to protect the residential amenity of both properties. Having regard otherwise to the design of the development and separation distance from adjacent dwellings, I do not consider that there would be any adverse impacts by way of overshadowing or overbearance.

8.4. Other Issues

8.4.1. Transport

A revised vehicular access arrangement to the site is proposed as part of the development, whereby the existing 2no. vehicular entrances (1no. agricultural and 1no. domestic) would be removed and a replaced with a single splayed vehicular entrance with a width of c. 12m at the public road edge. 90m sightlines with a 2.4m setback are demonstrated, which I note is compliant with the requirements for a rural local with a 60km/h speed limit as per Section 5.6.2 of TII Publication DN-GEO-03060 '*Geometric Design of Junctions (priority junctions, direct accesses, roundabouts, grade separated and compact grade separated junctions)*' (2017, as amended). The Transportation Planning Section's report recommended that the vehicular entrance splay should be surfaced with bound road material instead of

permeable gravel as proposed. I suggest that this matter and any further technical requirements of the Transportation Planning Section regarding the vehicular entrance should be addressed by condition in the event the Commission is minded to grant permission.

8.4.2. Wastewater Treatment

A new wastewater treatment system is proposed to serve the extended dwelling due to the increase in occupancy. The Site Suitability Report submitted as part of the planning application identifies that the soil type at the site comprises 80% gleys and 20% grey brown podzolics and the bedrock type is limestone and shale. The site overlies a locally important aquifer and the Duleek groundwater body, which has a ground water protection response of 'R1' and a low vulnerability level.

Trial hole inspection was carried out in October 2025. Clay/silt subsoil was identified in the B Horizon. No water was recorded in any trial holes, corroborating the results of the visual inspection which identified the site has being well-drained and suitable for drainage. The report recommends installation of a Tertiary Treatment System and Infiltration/treatment area on this basis. I am satisfied that the desk study and on-site assessment were carried out in compliance with the guidance of the EPA CoP (2021) and the results of the trial hole testing are consistent with the ground conditions I observed on site. Based on the percolation values returned, having regard to the separation distances (e.g. to nearest waterbodies, road, site boundary, trees, soakaway, drainage ditches), and having considered possible impacts to waterbodies in accordance with the objectives of the WFD (see section 10.0 and Appendix 2 of my report below), I agree that the conclusion of the report is supported by the guidance of the EPA CoP (2021).

An Oakstown 6PE BAF System is accordingly proposed including a soil polishing filter which accommodates 6 people (i.e 90 sq.m minimum). I note this is in line with the recommendation of the Site Suitability Report and no objection was raised by the Water Services Department of the Planning Authority.

8.4.3. Use of Outbuilding

The proposed outbuilding has an area of c. 43 sq.m and contains a gym and store. No connections to the drainage infrastructure proposed to serve the main dwelling are shown. The appellant has invited the attachment of a condition restricting the use

of the proposed outbuilding to ancillary accommodation of the main dwelling. I suggest that a condition be attached restricting use of the outbuilding to accommodation ancillary to the main dwelling in the event the Commission is minded to grant permission.

8.4.4. Financial Contribution

The Planning Authority in their response to the appeal have requested that a suitable financial contribution condition be attached in the event of a grant of permission. I note the development comprises a domestic extension and detached outbuilding in excess of 40 sq.m and is not otherwise exempt from payment of contributions in accordance with the Fingal County Council Development Contribution Scheme 2026-2030.

9.0 AA Screening

I have considered the development seeking permission in light of the requirements of S177U the Planning and Development Act 2000 as amended. The subject site is not located within or adjacent to any European Site, and no European Sites are located within 5km of the subject site.

The development for which permission is sought consists of alterations to an existing dwelling, construction of new single storey extension, demolition of front porch and outbuildings, construction of new outbuilding, relocation of the existing vehicular entrance, new wastewater treatment system and polishing filter together with all associated site development works.

Having considered the nature, scale and location of the proposed development I am satisfied that it can be eliminated from further assessment because it could not have any appreciable effect on a European Site. The reason for this conclusion is as follows:

- The works are limited in scale.
- Due to the distance of the site and intervening land uses from any SAC and SPA, no impacts/ effects are predicted in this regard.
- There are no identifiable hydrological/ecological connector pathways between the application and any SAC or SPA.

I conclude that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment (stage 2) (under Section 177V of the Planning and Development Act 2000, as amended) is not required.

10.0 Water Framework Directive

The subject site is located at Adamstown, Garristown, Co. Dublin and is c. 300 metres southwest of the nearest water body, the Ballyboughal River (BALLYBOGHIL_010).

The proposed development comprises alterations and extensions to an existing dwelling. No water deterioration concerns were raised in the application assessment or planning appeal.

The site appears to be suitable for the on-site treatment and disposal of effluent and subject to compliance with the provisions of the EPA CoP, it can be determined that the application can be eliminated from further assessment because of the absence of risk to any surface and/or groundwater water bodies either qualitatively or quantitatively. The reason for this conclusion is as follows:

- Nature of works e.g. small scale and nature of the development;
- The upgrade and improvement to the existing on-site wastewater disposal arrangements, and
- Distance from nearest water bodies and/or lack of hydrological connections

I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

11.0 Recommendation

I recommend that permission should be GRANTED for the reasons and considerations as set out below.

12.0 Reasons and Considerations

Having regard to the provisions of the Fingal Development Plan, 2023-2029 (as varied) and to the design and scale of the proposed development on residentially zoned land, it is considered that, subject to compliance with the conditions set out below, the proposed development respects the scale and form of the existing dwelling, would not negatively impact on the architectural character of the existing dwelling would not seriously injure the visual or residential amenities of the surrounding area. The proposed development would, therefore, be in accordance with the provisions of the Fingal Development Plan, 2023-2029 (as varied) and the proper planning and sustainable development of the area.

13.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The existing dwelling, proposed extension and detached outbuilding shall be jointly occupied as a single residential unit and the extension and outbuilding shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension and outbuilding in the interest of residential amenity.

3. The glazing to the south-facing window serving the utility room and to all bathroom and en-suite windows shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

Reason: In the interest of residential amenity.

4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: in the interest of public health and surface water management.

5. The development shall comply with the following requirements of the planning authority's Transportation Planning Section:
 - a) The hardscaped driveway area shall be reduced to facilitate access and turning facilities for 2no. car parking spaces within the site only, details of which shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.
 - b) The vehicular entrance splay between the public road and entrance gates shall be surfaced with bound road material.
6. Prior to the commencement of development, details of the materials, colours and textures of all external finishes shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interests of orderly development and the visual amenities of the area.

7. (a) The wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application on 20th April 2026 and shall be in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021.
 - (b) Treated effluent from the wastewater treatment system shall be discharged to a polishing filter which shall be provided in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021.
 - (c) Within three months of the completion of the development, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.

Reason: In the interest of public health and to prevent water pollution

8. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

9. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way."

Shane McGlynn
Planning Inspector

5th October 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-501625-DF-26
Proposed Development Summary	Alterations to the existing dwelling, construction of new single storey extension, demolition of front porch and outbuildings, construction of new outbuilding, relocation of the existing vehicular entrance, new wastewater treatment system and polishing filter together with all associated site development works.
Development Address	Adamstown, Garristown, Co. Dublin
IN ALL CASES CHECK BOX / OR LEAVE BLANK	
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?	☒ Yes, it is a 'Project'. Proceed to Q.2.
	☐ No.
(For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified in Part 1.	
☒ No, it is not a Class specified in Part 1.	

3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
☒ No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994.	No Screening required.
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold.	
☐ Yes, the proposed development is of a Class but is sub-threshold.	

Inspector: _____ **Date:** _____

Appendix 3 – WFD Impact Assessment

WFD IMPACT ASSESSMENT SCOPING TABLE			
Step 1: Nature of the Project, the Site and Locality			
An Coimisiún Pleanála ref. no.	PL-501625-DF-26	Townland, address	Adamstown, Garristown, Co. Dublin
Description of project		Alterations to the existing dwelling, construction of new single storey extension, demolition of front porch and outbuildings, construction of new outbuilding, relocation of the existing vehicular entrance, new wastewater treatment system and polishing filter together with all associated site development works.	
Brief site description, relevant to WFD Screening,		The site comprises an existing dwelling and agricultural field and is located within a rural area within a cluster of rural dwellings. The Duleek groundwater body (IE_EA_G_012) underlies the site and the site is located c. 300m north of the Ballyboughal River (BALLYBOGHIL_010). The subsoil type on site is identified as till and clay/silt in the B Horizon.	
Proposed surface water details		Surface water run off to soakaway.	
Proposed water supply source & available capacity		Existing water mains connection	
Proposed wastewater treatment system & available capacity, other issues		On-site wastewater treatment system (Oakstown 6PE BAF System).	

Others?	No.

Step 2: Identification of relevant water bodies and Step 3: S-P-R connection							
Identified water body	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater) (Consider all phases)	Mitigation Measures proposed	Is mitigation sufficient? Will there be any residual impacts?
Groundwater Waterbody	Duleek (IE_EA_G_012)	Good	Review	Elevated nitrate concentrations	Drainage to ground	Standard Construction practice. Domestic wastewater treatment system which complies with EPA Code of Practice (2021). The development will implement standard, best practice SUDS measures to control the quality and	No residual impacts anticipated.

						quantity of surface water run-off measures in compliance with FCDP sustainable drainage policies.	
River waterbody	Ballyboughal River (BALLYBOGHIL_010)	Poor	At risk	Excess nutrient loading Organic pollution	No direct pathways identified. Indirect hydrological pathways via surface water run-off and groundwater.	Standard Construction practice. Domestic wastewater treatment system which complies with EPA Code of Practice (2021). The development will implement standard, best practice SUDS measures to control the quality and quantity of surface water run-off measures in compliance with FCDP sustainable drainage policies.	No residual impacts anticipated.