


An
Coimisiún
Pleanála

Direction
CD-021500-25
ACP-323415-25

The submissions on this file and the Inspector's report were considered at a meeting held on 05/12/2025.

The Commission decided by majority (2:1) to grant retention permission and permission, for the following reasons and considerations, and subject to the following conditions.

Planning Commissioner:


Declan Moore

Date: 05/12/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the information submitted with the application and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would comply with the zoning objective for the site, as set out in the Fingal County Development Plan 2023-2029, would not seriously injure the visual or residential amenities of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area

Furthermore, the Commission considered the wording of development plan Policy SPQHP41 and Objective SPQHO45 and determined conclusively that no material contravention of either would arise. The Policy and Objective (which are considered reasonable) are both general in wording and allow for an overall judgement to be made on the balance of presented evidence. In this case the Commission determined that the proposed development can be successfully integrated into the overall streetscape and assembly of visual elements in this location, without adverse impact.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission did not agree that the proposed extension *significantly* broke the established building line, noting that porches in the immediate locality extended similar distances beyond the front of dwellings per se, and that the design changes e.g. bricks matching the facades on the subject dwelling (and adjacent dwellings), plus the addition of window and door lintels, would reduce the appearance of bulk and scale.

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 proposed development shall be amended as follows:

(a) A lintel be installed above the window of the extension to match those above the windows of the adjoining dwellings, as depicted in drawing number 2022/1/SS R2 of 29/06/2025.

(b) A lintel, complementary to that in (a) above, be installed above the door of the extension.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual and residential amenity.

3. Details regarding alterations to the wall and the relocation of meters/boxes attached thereto, shall be agreed in writing with the planning authority prior to commencement of the development.

Reason: In the interest of visual amenity and public safety.

4. External finishes shall be as indicated on the plans submitted unless otherwise agreed in writing with the planning authority prior to commencement of the development.

Reason: In the interest of visual amenity.

5. Site development and building works shall be carried out only between the hours of 0700 to 1900 Monday to Fridays, between 0800 and 1400 hours on Saturday 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: To safeguard the residential amenities of adjoining property in the vicinity.