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Coimisiún  
Pleanála

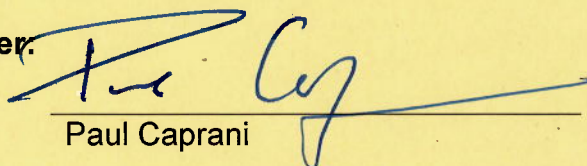
**Direction**  
**CD-021627-25**  
**ACP-323602-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 23/12/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Planning**

**Commissioner:**

  
Paul Caprani

**Date:** 24/12/2025

#### **DRAFT WORDING FOR ORDER**

##### **Reasons and Considerations**

It is considered that the extension as constructed, by reason of its height including a parapet level which extends beyond, and cuts into the eaves of the existing roof profile, results in a visually incongruous form of development which would be out of character with the visual form of the existing residential property, would be visually obtrusive, would set a precedent for further inappropriate development in the vicinity, and would seriously injure the vernacular streetscape of The Bawn, Parnell Cottages and St. Sylvester's Villas Architectural Conservation Area (DF-ACA-19 Malahide) as set out in the Fingal Development Plan 2023-2029. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.