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The submissions on this file and the Inspector's report were considered at a meeting held on 13 March 2026.

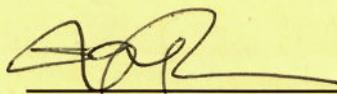
The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

Amend condition number 2 and the reason therefor

2. The applicant shall omit the proposed front extension. Revised floor plans and elevations showing the omission of the proposed front extension shall be submitted for the written agreement of the planning authority.

**Reason:** To preserve the established building line in the interests of visual amenity.

**Planning Commissioner:**



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**Emer Maughan**

**Date:**

**18<sup>th</sup> day of March 2026**

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the residential zoning objective, the pattern of development in the area, which is characterised by flush front facades or facades with shallow projections, and the policy framework for additional residential accommodation as set out in the Fingal Development Plan 2023-2029, it is considered that the proposed 3.3m high single-storey front extension projecting 2m beyond the established building line of the street would represent an incongruous element on the facade of the pair of semi-detached houses at numbers 5 and 7 "The Green", which are similar in form and appearance, and would be incompatible with the existing streetscape. The Commission determined that the proposed front extension, in terms of its scale, height and design and extent of projection from the front building line of the dwelling would be excessive and would dominate the front elevation of the building and would be contrary to Section 14.10. 2.1 (front porches/extensions) of Fingal Development Plan 2023-2029. Therefore, the imposition of condition number 2 of the planning authority's decision is warranted.