



The submissions on this file and the Inspector's report were considered at a meeting held on 31st March 2026.

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

Planning Commissioner:

Emer Maughan

Date:

1st day of April 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The Commission determined that the applicant has not demonstrated that the proposed development by reason of design, scale and massing would not present as an unduly dominant structure within the streetscape which would be wholly inconsistent with the established character of the area resulting in detrimental

impacts which would adversely affect the Howth Historic Core Architectural Conservation Area and surrounding visual amenity and therefore the development as proposed would fail to accord with Policy HCAP15 and Objective HCAO24 of the Fingal Development Plan 2023-2029 which requires proposals for any development, alteration or extension affecting a building that contributes to the character of an Architectural Conservation Area to be sensitively sited and designed, are compatible with the special character, and are appropriate in terms of the proposed scale, mass, height, density, architectural treatment, layout, materials, impact on architectural or historic features. The proposed development would set an undesirable precedent for other similar developments, which in itself and cumulatively would contribute to an erosion of the distinctive and attractive character of the area and Architectural Conservation Area and as such would, therefore, be contrary to the proper planning and sustainable development of the area.