



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000311**  
**PL-500511-DF-25**

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The submissions on this file and the Inspector's report were considered at a meeting held on 23 March 2026.

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

**Planning Commissioner:**

**MaryRose McGovern**

**Date:**

**23<sup>rd</sup> day of March 2026**

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the design and excessive scale of the proposed dormer windows, which are out of character with the existing dwelling and adjoining semi-detached dwellings, it is considered that the proposed development would be injurious to the visual amenities of the area, would contravene Policy SPQHP41,

Objective SPQHO45 and section 14.10.2.5 of the Fingal County Development Plan 2023-2029 and would set an inappropriate precedent for other similar development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.