

The submissions on this file and the Inspector's report were considered at a meeting held on 20 July 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript below:

Reasons and Considerations

Having regard to the extant permission granted under register reference FW23A/0293, It is considered that the alterations and extensions for which retention of planning permission is sought, subject to the conditions set out below, would not seriously injure the amenities of the properties in the immediate vicinity, would not be prejudicial to public health, and would otherwise be in accordance with the proper planning and sustainable development of the area.

Conditions

1.The development shall be completed and retained in accordance with the plans and particulars lodged with the application and re-presented to An Coimisiún Pleanála on 5th May 2026, 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. There shall be no own-door access to the family flat. Within three months of the date of this permission, amended drawings shall be submitted for the written agreement of the planning authority accurately portraying the front elevation and ground-floor layout of the building.

Reason: In the interest of clarity.

3. The enlarged family flat shall not be used independently of the main dwelling and shall be reintegrated into the dwelling when no longer required for use as a family flat.

Reason: In the interest of residential amenity and to comply with the provisions of the Fingal Development Plan 2023-2029.

4. Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works. Runoff from the rear extension hereby permitted shall be contained within the application site.

Reason: To prevent flooding and in the interest of sustainable drainage.

5. The external finishes of the rear extension hereby permitted shall harmonise with those of the existing dwelling.

Reason: In the interest of visual amenity.

6. The gable window serving the shower room shall be fitted with obscure glass and hinged on the right-hand side and at the base. These arrangements shall be permanently retained.

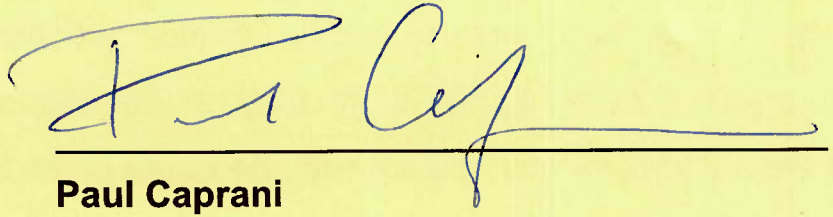
Reason: In the interest of residential amenity.

7. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under Section 48 of the Planning and Development Act 2000. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.

Note: The issue of encroachment is a civil matter. The applicant is advised that under the provisions of Section 34(13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out the development.

Planning Commissioner:



Paul Caprani

Date:

20th day of July 2026