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**Planning and Development Act 2000, as amended**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F25A/0158E**

**Appeal** by Lisa and Nathaniel Cope of 35 The Walk, Robswall, Malahide, County Dublin against the decision made on the 22<sup>nd</sup> day of April, 2025 by Fingal County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** A new single storey extension to the rear of the existing house at ground floor level, the construction of two new dormers to the rear of the house and new rooflights to existing roof, all at 35 The Walk, Robswall, Malahide, County Dublin.

## **Decision**

Having regard to the nature of the conditions the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to ATTACH condition number 3 and all other conditions and to REMOVE condition number 5 and the reason therefor.

## Reasons and Considerations

It is considered that condition number 3 is reasonable so as to ensure that any attic conversion complies with the requirements of the Building Regulations with regard to minimum specifications for floor to ceiling heights in order to facilitate habitable accommodation at attic level.

Having regard to the nature and scale of the proposed development and the pattern of development in the area, it is considered that the removal of condition number 5 would be warranted and that the proposed development would not have a significant impact on the residential or visual amenities of the area and would be in accordance with the proper planning and sustainable development of the area.



**Paul Caprani**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate  
the seal of the Commission.**



Dated this 26<sup>th</sup> day of August 2025.