

An
Coimisiún
Pleanála

Commission Order
ACP-322881-25

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0326E

Appeal by Brendan O'Reilly care of CQA Design and Build of B4 Swords Enterprise Park, Feltrim Road, Swords, County Dublin against the decision made on the 3rd day of June, 2025 by Fingal County Council in relation to an application for development consisting of a single storey ground floor extension to the rear, conversion of existing attic space with new dormer structure to rear to include raising of existing ridge height, new window to gable wall at attic level, removal of ground floor bay window feature to the front, and all associated site works, all at 11 Tramway Court, Sutton, County Dublin (which decision was to grant, subject to conditions, permission for a single storey ground floor extension to the rear, new window to gable wall at attic level, and removal of ground floor bay window feature to the front and to refuse permission for conversion of existing attic space with new dormer structure to rear to include raising of existing ridge height), in accordance with plans and particulars lodged with the said Council.

Decision

GRANT permission for the single storey ground floor extension to the rear, new window to gable wall at attic level, and removal of ground floor bay window feature to the front based on the reasons and considerations marked (1) under and subject to the conditions set out below. **REFUSE** permission for the conversion of existing attic space with new dormer structure to rear to include raising of existing ridge height for the reasons and considerations marked (2) under.

Reasons and Considerations (1)

Having regard to the nature and scale of this element of the proposed development, comprising of a rear ground floor flat roof extension, gable window, and the removal of a ground floor bay window feature, and the zoning objective for the area, as set out in the Fingal Development Plan 2023-2029, it is considered that, subject to compliance with the conditions set out below, this element of the proposed development would not seriously injure the visual or residential amenities of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. This element of the proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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 completion of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The house and ground floor extension shall be used as a single dwelling unit and shall not be sub-divided by way sale or letting or otherwise.

Reason: In the interest of the residential amenities of the area.

3. Surface water drainage arrangements shall be to the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. The external finishes of this element of the proposed development shall be as indicated on the drawings lodged with the planning application, unless otherwise agreed in writing with the planning authority.

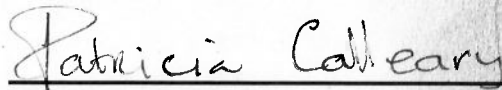
Reason: In the interest of visual and residential amenities.

5. The developer shall prevent any mud, dirt, debris or building material being carried onto or placed on the public road or adjoining property as a result of the site construction works and shall repair any damage to the public road arising from carrying out of the works. There shall be no storage of construction materials on the public road/footway unless agreed in writing with the planning authority.

Reason: To protect the amenities of the area and in the interest of public safety.

Reasons and Considerations (2)

It is considered that the proposed dormer structure, which would involve raising the ridge by 520 millimetres, would be excessive in size and bulk, would be visually dominant and overbearing in appearance, would be out of harmony with the existing dwelling and the character of the area, and would seriously injure the visual amenities of the area. The proposed structure would set an undesirable precedent, would conflict with Objective SPQH045 (Domestic Extensions) of the Fingal Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

Planning Commissioner of An Coimisiún

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

Dated this 06 day of October 2025.