

An
Coimisiún
Pleanála

Commission Order
ACP-322947-25

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: FW25A/0340

Appeal by Michael and Laura O'Beirne care of Michael O'Connor of 18 Lissadel Wood, Malahide, County Dublin against the decision made on the 11th day of June, 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: Change of use of existing attic to home office/storage use, replace the existing hipped roof with side gable with opaque window to the side, flat-roofed dormer to the rear roof, rooflight to the front roof and all associated and ancillary site works, all at 55 Boroimhe Hazel, Swords, County Dublin.

Decision

Having regard to the nature of the condition 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 REMOVE condition number 3 and the reason therefor.

Reasons and Considerations

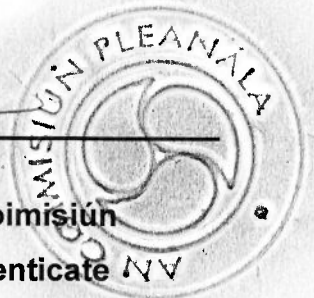
Having regard to the residential land use zoning for the site, the pattern of development in the area, it is considered that, by reason of its limited scale, nature and design, and its location with respect to adjoining properties, the proposed dormer extension would not detract from the character of the dwelling or the visual amenities of the area and would not seriously injure the amenities of the area or of property in the vicinity by reason of overlooking or loss of privacy. Condition number 3 of the planning authority's decision requiring the amendment of the proposed rear dormer window is, therefore, not warranted.



Paul Caprani

Planning Commissioner of An Coimisiún

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



Dated this 17th day of October 2025.