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

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F25A/0399E**

**APPEAL** by Camilla Boylan care of Fingal Planning Consultants of Sute 7C, Balbriggan, Skerries, County Dublin against the decision made on the 26<sup>th</sup> day of June, 2025 by Fingal County Council to refuse permission for the proposed development.

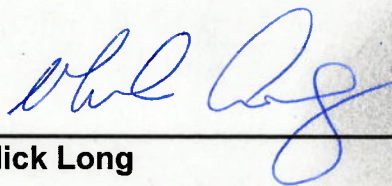
**Proposed Development:** The construction of a part two-storey/part single storey extension to rear of existing dwelling at 2 Glebe Manor, Balrothery, County Dublin.

## **Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## Reasons and Considerations

The design of the proposed development is considered visually incongruous, out of character and insensitive to the residential environment in which it is proposed. The proposed development, to be located within the Architectural Conservation Area of Balrothery, is of little architectural merit, would seriously injure the visual amenity of the neighbourhood by introducing an extension which is not in harmony with the design of the buildings in the cul-de-sac, and which would not align with the streetscape. The proposed development would contravene Policy SPQHP41, Objective SPQHO45, Section 14.10.2 and Section 14.10.2.4 of the Fingal Development Plan 2023-2029 and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Mick Long**

**Planning Commissioner of An Coimisiún**

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



Dated this 19<sup>th</sup> day of November 2025.