

An  
Coimisiún  
Pleanála

Commission Order  
ACP-323359-25

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

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F25A/0465E**

**Appeal** by Lorna and Sean Smith care of Downey Planning of 29 Merrion Square, Dublin against the decision made on the 16<sup>th</sup> day of July, 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:** Works to existing five-bedroom single storey bungalow. Works to include construction of a ground floor extension to rear, minor alterations to the existing fenestration on ground floor, conversion of existing garage to side of dwelling, construction of partial first-floor extension over existing ground floor with associated mono-pitched roof and screened roof terrace, modifications to internal layout, installation of a pitched roof to the majority of the remaining ground floor, along with all associated landscaping and site works, all at Lanterna, Saint Fintan's Road, Sutton, Dublin.

## **Decision**

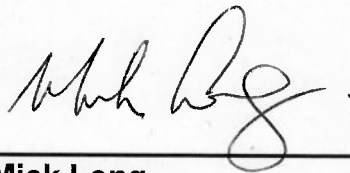
Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below,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

3. (c) The screen to the side boundaries of the first floor terrace shall be a minimum of 1.8 metres in height and shall consist of opaque material (glass or other). The screen to the front shall be 1.1 metres in height and shall be clear glass.

**Reason:** In the interest of visual amenity and the amenity of the adjoining residential properties.

## Reasons and Considerations

Having regard to the residential land use zoning of the site and the pattern of development in the area, it is considered that the design of the proposed first-floor terrace, as amended in the documentation included in the first-party appeal, coupled with the distance from the boundary with the adjoining properties, would not seriously injure the amenities of the area or of property in the vicinity by reason of overlooking or loss of privacy.

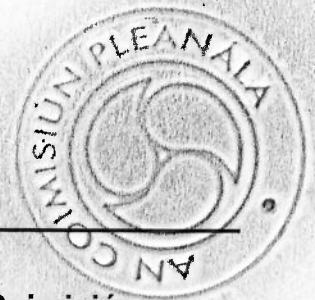


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**Mick Long**

**Planning Commissioner of An Coimisiún**

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



Dated this *2nd* day of *December* 2025.