

An
Coimisiún
Pleanála

Commission Order
ACP-323394-25

Planning and Development Acts 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0193E

Appeal by Bellevue Properties Limited care of Joe McSweeney Architects of 7 Abbey Street, Howth, Dublin against the decision made on the 18th 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: Retention of removal of flat roof over rear single storey annex and construction of first-floor extension with apex roof comprising two bedrooms and two bathrooms, two front entrance porches, single storey lobby at rear, minor amendments to elevations and minor internal layout amendments with associated site works, all at The Rath, Sandyhill, Rolestown, County Dublin.

Decision

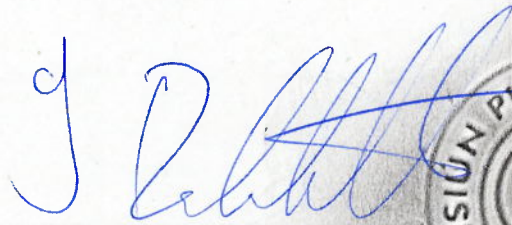
Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to AMEND condition number 2 so that it shall be as follows for the reason set out.

2. The existing dwelling and the extensions proposed to be retained shall be jointly occupied as a single residential unit. No part of the dwelling shall be used, sold, let (including short-term letting), or otherwise transferred or conveyed, save as part of the single dwelling.

Reason: In the interest of residential amenity and in the interest of clarity having regard to the layout of the building.

Reasons and Considerations

Having regard to the current layout of the building, the planning application and other documentation, the grounds of appeal, the planning history, the response to the appeal by the planning authority, and the absence of a planning permission to subdivide the building into two residential units, it is considered that the extensions to be retained are attached to a building that is a single dwelling unit. It is considered that that the wording of condition number 2, the subject of the appeal, refers in error to two dwellings units and should be amended, in order to protect residential amenity and in the interest of clarity.



Tom Rabbette

Planning Commissioner of An Coimisiún

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



Dated this 6th day of Nov. 2025.