

An  
Coimisiún  
Pleanála

Commission Order

ACP-323602-25

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

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F25A/0573E**

**Appeal** by Gerard Davis care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 14<sup>th</sup> day of August, 2025 by Fingal County Council to refuse permission.

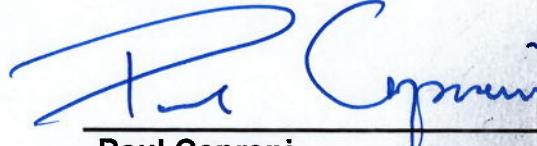
**Proposed Development:** Retention of amendments to development previously approved under planning register reference number F20B/0303 comprising the increase in height of the extension to the side and rear of the existing single storey dwelling on site, all at 31 Back Road, St. Sylvester Villas, Malahide, County Dublin.

## **Decision**

**REFUSE** permission for the above development for the reasons and considerations set out below.

## Reasons and Considerations

It is considered that the extension as constructed, by reason of its height including a parapet level which extends beyond, and cuts into the eaves of the existing roof profile, results in a visually incongruous form of development which would be out of character with the visual form of the existing residential property, would be visually obtrusive, would set a precedent for further inappropriate development in the vicinity, and would seriously injure the vernacular streetscape of The Bawn, Parnell Cottages and St. Sylvester's Villas Architectural Conservation Area (DF-ACA-19 Malahide) as set out in the Fingal Development Plan 2023-2029. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Paul Caprani  
Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.



Dated this 05<sup>th</sup> day of January 2026