

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0646E

APPEAL by MKH PS Holdings Limited against the decision made on the 28th day of August, 2025 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Planning Permission is sought for the following:- (i) Renovations and extensions to the existing single storey dwelling to include (a) new single storey extension to the rear and (b) modifications and extension to roof including new attic storey with associated dormer windows to front and rear and skylights to side elevations, and (c) demolition of single storey extensions to rear and side (east) of existing house, and shed to rear; (ii) Two semi-detached dormer bungalows (169 square metres each) to the rear, (iii) Widening of entrance from Howth Road to provide shared access to existing house and access road to bungalows to rear, and (iv) all site works associated with same, including boundary treatments, attenuation, solar panels, water conservation measures, foul drainage, and landscaping at 35 Howth Road, Sutton, Dublin.

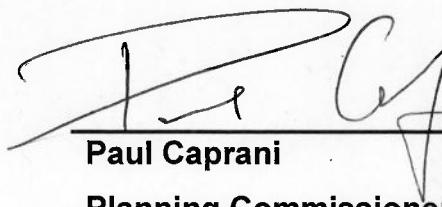
Decision

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

Reasons and Considerations

1. Having regard to the site being located within an area designated as Flood Zone A, as identified in the Fingal County Development Plan 2023 - 2029, Strategic Flood Risk Assessment, together with the relatively high water table beneath the site and the Precautionary Principle, as detailed in the 'Planning System and Flood Risk Management – Guidelines for Planning Authorities (Department of the Environment, Heritage and Local Government and Office of Public Works, 2009), it is considered that the proposed development with the incorporation of raised finished floor levels associated with the proposed semi-detached dwelling to the rear could result in displacement waters which in turn could exacerbate flooding on lands in the vicinity of the site. The proposed development would, therefore, contravene Objective IOU16 and Objective IOU17 of the Fingal County Development Plan 2023 - 2029 and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the size and scale of the two-storey dwellings proposed to the rear of the site, due to the excessive mass and height and proximity to adjacent boundaries, would result in a development that would overlook and overbear upon adjoining residential properties, would adversely impact on the residential amenities of adjoining properties in the area and 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 19th day of January 2026.