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

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: FW25A/0331**

**Appeal** by Emma Flanagan and Darrell McAllister care of Paul Sheehy against the decision made on the 25<sup>th</sup> day of September, 2025 by Fingal County Council to refuse permission.

**Proposed Development:** Construction of a first-floor extension on top of the existing ground floor to the rear, the extension ridge height will be higher than the existing ridge of the parent bungalow to the front, sides and rear, with all associated site works and internal alterations, all at 15 Church Avenue, Blanchardstown, Dublin.

## **Decision**

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

## Reasons and Considerations

The subject site is zoned 'RS' Residential with the objective to 'provide for residential development and protect and improve residential amenity' in the Fingal Development Plan 2023-2029. It is considered that, by reason of its design, proximity, massing and protruding roofline, the proposed development would be visually incongruous and unsympathetic to the design qualities of the original cottage and would not be in keeping with the visual amenity of the receiving environment. Furthermore, the proposed development would result in adverse overlooking, overbearing, and domineering impacts on numbers 14 and 16 Church Avenue which would seriously injure the residential amenity of these properties. In this regard, the proposed development would contravene the 'RS' Residential zoning objective and would contravene Sections 14.10.2 (Residential Extensions) and 14.10.2.4 (First Floor Extensions) and Objectives HCAO36, DMSO190 and SPQHO45, Table 14.26, and Policies HCAP22 and SPQHP41 of the Fingal Development Plan 2023-2029 and would set an inappropriate precedent for other similar forms of development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

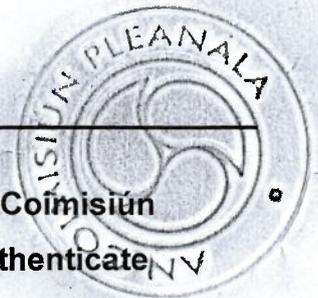
*Mary Gurrie*

**Mary Gurrie**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**



Dated this *09* day of *February* 2026.