



Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0518E

Appeal by Gaurav Pandey care of Eoin Tiernan of House & Extension Plans of 77 Camden Street Lower, Saint Kevins, Dublin against the decision made on the 24th day of September 2025 by Fingal County Council to grant permission, subject to conditions, in accordance with plans and particulars lodged with the said Council.

Proposed Development: Two-storey pitched roof extension to the front and side with front-facing windows, two side windows at first floor, a new side door, and a Velux to the front roof slope. Single-storey flat roof front extension with new front door, window, and two rooflights, at 13A Hilltown Lawn, Hilltown, Swords, 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 to REMOVE condition number 2(c) and the reason therefor and AMEND condition number 2(b) so that condition 2 shall be as follows for the reason set out.

Reasons and Considerations

Having regard to the provisions of the Fingal County Development Plan 2023/2029, including the specific policy requirements of Policy SPQHP41, Objective SPQHO45, Development Standards 14.10.2, 14.10.2.1 Front Extensions, and 14.10.2.2 Side Extensions, the planning authority's Condition 2(b) restricting the front extension to only extend across the width of the existing house and 2(c) requiring the setback of the extension from the front elevation and roof ridge level below that of the existing house are not warranted in the interests of the proper planning and sustainable development of the area. Condition 2(b) is amended to reflect a revision to the design. Having regard to the nature of the development proposed and the pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of property in the vicinity or character of the area and would be in accordance with the proper planning and sustainable development of the area.

2. Prior to the commencement of development, the developer shall submit revised plans detailing the following amendments:
 - (a) A 1.0 metre wide passage shall be retained along the length of the eastern (gable elevation) as measured from the inside face of the existing boundary wall onto Hilltown Road.
 - (b) The proposed front extension shall not extend across the existing living room window of the existing house and shall be a minimum distance of 3.7 metres from the western gable measured externally.



- (c) New fenestration to the front elevation shall match the style and design of the existing windows.

No development shall commence on site in advance of the revised plans receiving the written agreement of the planning authority.

Reason: In the interests of proper planning and sustainable development of the area.



Mary Henchy

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

Dated this 26th day of January 2026