



Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: FW25A/0402E

Appeal by Michael Mason against the decision made on the 11th day of November, 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: Construction of a single-storey flat-roof extension to the front incorporating a rooflight, and a single-storey flat-roof extension to the rear at 7 The Green, Mulhuddart Wood, 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 AMEND condition number 2 and the reason therefor.

Reasons and Considerations

2. The applicant shall omit the proposed front extension. Revised floor plans and elevations showing the omission of the proposed front extension shall be submitted for the written agreement of the planning authority.

Reason: To preserve the established building line in the interest of visual amenity.

Having regard to the residential zoning objective, the pattern of development in the area, which is characterised by flush front facades or facades with shallow projections, and the policy framework for additional residential accommodation as set out in the Fingal Development Plan 2023-2029, it is considered that the proposed 3.3 metres high single-storey front extension projecting 2 metres beyond the established building line of the street would represent an incongruous element on the facade of the pair of semi-detached houses at numbers 5 and 7 "The Green", which are similar in form and appearance, and would be incompatible with the existing streetscape. The Commission determined that the proposed front extension, in terms of its scale, height and design and extent of projection from the front building line of the dwelling would be excessive and would dominate the front elevation of the building and would be contrary to Section 14.10. 2.1 (front porches/extensions) of Fingal Development Plan 2023-2029. Therefore, the imposition of condition number 2 of the planning authority's decision is warranted.



Emer Maughan

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this 23rd day of March 2026.

