

An  
Coimisiún  
Pleanála

Commission Order  
PL-500428-DF-25

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

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F25A/0876E**

**Appeal** by Sarah Fleming against the decision made on the 13<sup>th</sup> day of November, 2025 by Fingal County Council to refuse permission for the proposed development.

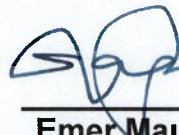
**Proposed Development:** The development will consist of removal of the rear roof pitches, second floor extension complete with hidden roof terrace, stair block rear extension at 30 Main Street, Howth, County Dublin.

## **Decision**

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

## Reasons and Considerations

The Commission determined that the applicant has not demonstrated that the proposed development, by reason of design, scale and massing, would not present as an unduly dominant structure within the streetscape which would be wholly inconsistent with the established character of the area resulting in detrimental impacts which would adversely affect the Howth Historic Core Architectural Conservation Area and surrounding visual amenity. The development as proposed would, therefore, fail to accord with Policy HCAP15 and Objective HCAO24 of the Fingal Development Plan 2023-2029 which requires proposals for any development, alteration or extension affecting a building that contributes to the character of an Architectural Conservation Area to be sensitively sited and designed, are compatible with the special character, and are appropriate in terms of the proposed scale, mass, height, density, architectural treatment, layout, materials, impact on architectural or historic features. The proposed development would set an undesirable precedent for other similar developments, which, in itself and cumulatively, would contribute to an erosion of the distinctive and attractive character of the area and Architectural Conservation Area and as such would, therefore, be contrary to the proper planning and sustainable development of the area.



**Emer Maughan**

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



Dated this 1<sup>st</sup> day of April 2026