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

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F25A/0699**

**APPEAL** by Una and Brian McElligott against the decision made on the 27<sup>th</sup> day of November 2025 by Fingal County Council to refuse permission for the proposed development.

**Proposed Development:** Permission for the conversion of the existing attic storage to a bedroom, en-suite, office/ store to include a new dormer roof to the front, new dormer roof to the back, alterations to hip roof to form a straight gable to the side, alterations to the bay window at first floor to the front, internal modifications and all associated site works at 47 Strand Road, Baldoyle, Dublin.

## **Decision**

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

## Reasons and Considerations

Having regard to the design and excessive scale of the proposed dormer windows, which are out of character with the existing dwelling and adjoining semi-detached dwellings, it is considered that the proposed development would be injurious to the visual amenities of the area, would contravene Policy SPQHP41, Objective SPQHO45 and section 14.10.2.5 of the Fingal County Development Plan 2023-2029 and would set an inappropriate precedent for other similar development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  
MaryRose McGovern

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

Dated this 24<sup>th</sup> day of March 2025.