

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0932E

Appeal by Tony Vellere against the decision made on the 24th 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 first-floor flat-roof extension to the side with a new front-facing window at first-floor level, partial conversion of existing garage to form a new utility room, and construction of a single-storey flat-roof extension to the rear, all at 13 Seabury Park, Malahide, 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, as amended, to REMOVE condition number 3 and the reason therefor.

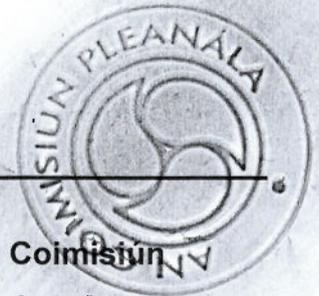
Reasons and Considerations

Having regard to the residential land use zoning of the site, and the pattern of development in the area, it is considered that the conditioned requirement for a hipped roof to the side extension, by reason of its limited scale, nature and design, and its location with respect to adjoining properties, would not detract from the character of the dwelling and would not seriously injure the amenities of the area or of property in the vicinity by reason of overlooking or loss of privacy. The planning authority's condition number 3, requiring the replacement of the flat roof with a hipped roof is, therefore, not warranted.



Declan Moore

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



Dated this 26th day of MARCH 2026.