

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/1018E

Appeal by Michael and Sarah Lynders against the decision made on the 15th day of December, 2025 by Fingal County Council to refuse permission.

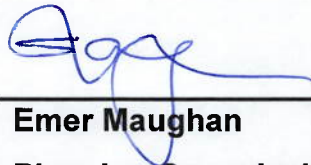
Proposed Development: Renovation and extension to existing dwellinghouse to include construction of new two-storey flat-roofed and dormer extension to rear/side. Installation of new wastewater treatment system and percolation area to rear, all at Nutstown, Oldtown, County Dublin.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

It is considered that, by reason of its inappropriate design, scale and massing, the proposed development would result in an overbearing and visually intrusive form of development that would fail to appropriately integrate with, and would be unsympathetic to, the existing vernacular dwelling on site. The existing dwelling, despite its lack of recognition as a protected structure, positively contributes to the character of the surrounding rural environment. The proposed extension, by reason of its articulation and siting, would fail to be subservient to the simple volume and form of the existing dwelling, particularly in relation to the proposed roofscape. The proposed development would contravene Objective SPQHP41 (Residential Extensions), Objective SPQHO45 (Domestic Extensions), and Section 14.12.13 (Extensions to Rural Dwellings) of the Fingal Development Plan 2023-2029, would seriously detract from the visual amenities of the surrounding area, and would set an undesirable precedent for further poorly designed development in the area. The proposed development 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 *1st* day of *May* 2026.