

An
Coimisiún
Pleanála

Commission Order
PL-500791-DF-26

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/1135

Appeal by Laura Masterson and Austin Burke against the decision made on the 5th day of February, 2026 by Fingal County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

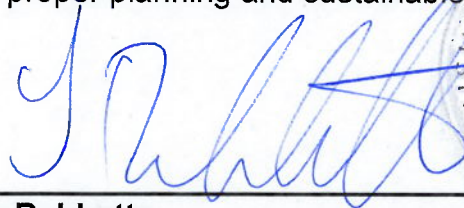
Proposed Development: Development will consist of a proposed new gable wall to the side of the existing house. A new window at attic level to the side of the existing house. A new flat roof dormer to the rear of the existing house roof. One number new Velux window to the front of the existing house roof and all ancillary works at 2 Ormond Grove, Swords, 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 to REMOVE condition numbers 5(a) and 5(c) and ATTACH condition number 5(b).

Reasons and Considerations

Having regard to the residential zoning as set out in the Fingal County Development Plan 2023-2029, to the planning history relating to the site, to the location of the proposed dormer, and to the established pattern of development in the area, it is considered that, subject to the retention of condition number 5(b), the dormer structure would not seriously or disproportionately injure the visual amenities of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.



Tom Rabbette

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

Dated this 12th day of MAY 2026

