

An
Coimisiún
Pleanála

Commission Order
PL-500841-DF

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/1094E

Appeal by Derek Marry against the decision made on the 27th day of January, 2026 by Fingal County Council to refuse permission.

Proposed Development: Retention of modifications to rear ground and first floor extension and change to external finish of rear dormer window from metal cladding to render, all at 9 Neptune Terrace, Skerries, County Dublin.

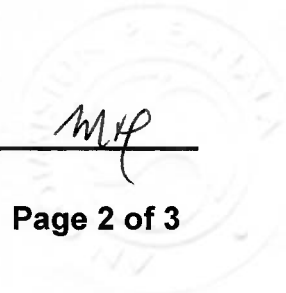
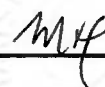
Decision

GRANT permission for the above development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the nature, scale, location and design of the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be in accordance with the zoning objective for the site, would be in accordance with the provisions of the Fingal Development Plan 2023-2029, in particular Policy SPQHP41 (Residential Extensions), Objective SPQH045 (Domestic Extensions), Section 14.10.2.3 (Ground Floor Extensions (Rear)), Section 14.10.2.4 (First Floor Extensions), and Section 14.10.2.5 (Roof Alterations including Attic Conversions and Dormer Extensions) of the development plan, would not seriously injure the visual or residential amenities of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Commission noted the Inspector's assessment of the position of the dormer but did not agree that this is not part of this application for retention. The details and drawings submitted with the appeal included as constructed eastern elevation drawings (drawing number 24-111-PL3-05); the planning authority assessed the position of the dormer, as built, therefore, the position of the dormer is considered to be included in the works proposed to be retained. The dormer proposed to be retained, as built, is below the ridge line of the roof, is not visible from the streetscape, does not dominate the roof space, and does not detract from the amenity of adjoining properties, therefore, it is considered to be in accordance with Section 14.10.2.5 (Roof Alterations including Attic Conversions and Dormer Extensions) of the development plan.



Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Coimisiún Pleanála on the 20th day of February, 2026, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained in accordance with the agreed particulars.


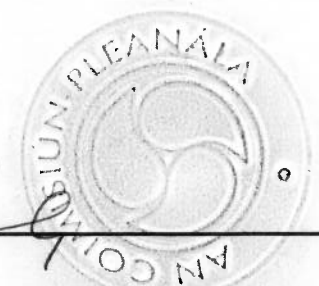
Reason: In the interest of clarity.

2. The development proposed to be retained shall comply with the conditions of the parent permission under planning register reference number F24A/0534E, save as may be amended by this grant of permission.

Reason: To clarify the scope of the permission.

3. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

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

Dated this *4th* day of *June* 2026.