

An
Coimisiún
Pleanála

Commission Order
PL-500880-DF-26

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0989E

Appeal by Michaela Francis against the decision made on the 5th day of February, 2026 by Fingal County Council to grant subject to conditions a permission to Aidan Haran in accordance with the plans and particulars lodged with the said Council

Proposed Development: The development will consist of the part demolition of the existing roof and the construction of a new mansard style first floor consisting of four new bedrooms (one ensuite) and a bathroom. Construction of a small ground floor extension to the front to extend the existing side entrance hallway. Construction of a new canopy to the front and alterations to existing front door. Alteration of existing bay windows to the front. Minor internal alterations to ground floor. External insulation to existing walls. Widening of existing vehicular entrance. All associated landscaping and boundary treatment works, drainage, ancillary site works and services at Deebert, Brookstone Road, Baldoyle, Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the design and scale of the proposed extension, the relationship with the adjoining dwelling, and the variety of alteration to houses in the immediate area the Commission considered the proposed alterations to the dwelling accorded with the Zoning Objective (Residential) and that, the proposed design is in accordance with objective SPQHP41 (Residential extensions) ,SPQHO43 (Contemporary and Innovative design solutions) and Section 14.10.2.5 (Roof Extensions including Attic conversions and Dormers) of the Fingal County Development Plan 2023-2029. The proposed development would, therefore, be in accordance with the proper planning and sustainable development the area.

In deciding not to accept the Inspectors recommendation to refuse permission the Commission noted the orientation of the adjoining property, the set back of the Mansard Roof from the shared boundary, the size of the site and the variety of roof profiles in the area and concluded that the proposed design does not detract from the amenity of the adjoining property due to overbearance, and that the design was appropriate in the context of the street. The Commission, therefore, agreed with the planning authority that the proposed development is in accordance with the policies and objectives of the development plan.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 14th day of January 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The finishes shall be as indicated in the drawings submitted with the application unless otherwise agreed with the planning authority.

Reason: In the interest of clarity.

3. The glazing to all bathroom and en-suite windows shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

Reason: In the interest of residential amenity.

4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

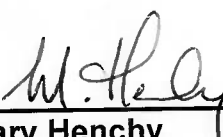
Reason: In the interest of public health and surface water management.

5. Site development and building works shall be carried out between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0900 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Mary Henchy

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 17th day of August 2026

