



Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/1190E

Appeal by Paul Martin and Fionnuala Rooney against the decision made on the 19th day of February 2026 by Fingal County Council to grant permission subject to conditions in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of: To amalgamate the existing enclosed recessed porch into the entrance hall; façade alterations to the front and rear; upgrade and widen the existing dormer window at the front and clad it in standing seam metal cladding; remove existing flat roofed bathroom extension to the rear; new dormer extension to the rear; new rooflights to the rear; internal alterations and associated site works at Saint Patrick's, Broomfield, 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 to AMEND condition number 5 so that it shall be as follows for the reason set out.

5. The proposed front dormer widow shall be reduced in width by a minimum of 0.5 metres from each end of the extension element to the north and south. Prior to the commencement of development, revised plans and details in this regard shall be submitted to and agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

Reasons and Considerations

Having regard to the residential land use zoning for the site, and to the pattern of development in the area, it is considered that the conditioned requirement for lowering the position of the rear dormer window and the removal of the widening of the existing front elevation 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 5 (a) and (b) omitting the widening of the front dormer and the lower positioning of the proposed rear dormer window is, therefore, not warranted and an amended wording for condition number 5 is an appropriate response.

Mary Gurrie

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

Dated this 25 day of June 2026