

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0564E

APPEAL by Selina Keogan against the decision made on the 5th day of March, 2026 by Fingal County Council to refuse permission.

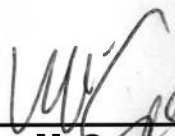
Proposed Development: The development will consist of the following: redevelopment of existing terraced cottage. The ground floor area will be extended (11.3 square metres) as well as internal revisions to the layout; the first floor will be enlarged within an extended and raised pitched roof to include 3 bedrooms and bathroom (56.5 square metres) and all associated site works. The site is located within an Architectural Conservation area (ACA); all at 19 New Street, Skerries, County Dublin.

Decision

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

Reasons and Considerations

The proposed development, by reason of its inappropriate roof design, would result in a visually incongruous form of development which would materially affect the character of the Skerries Architectural Conservation Area and would seriously injure the visual amenities and streetscape of the area. The proposed development would be contrary to Policy HCAP14 (Architectural Conservation Areas), Policy HCAP15 (Character of Architectural Conservation Areas) and Objective HCAO24 (Alteration and Development of Protected Structures and ACAs) of the Fingal Development Plan 2023-2029, would be likely to set a precedent for similar unsympathetic developments in this Architectural Conservation Area, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam McGree

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

Dated this 6th day of July 2026