

An
Coimisiún
Pleanála

Commission Order

PL-501148-DF-26

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F26A/0042E

Appeal by against the decision made on the day of 2026, by Meath County Council to grant, subject to conditions, a permission to in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will principally consist of modifications to the existing dwelling house, including: demolition of the side annexes to the east and west, which currently accommodate the kitchen and store rooms; removal of selected external and internal walls; removal and reconfiguration of lower ground, ground and first floor levels; and reconfiguration of the internal floor layouts. The proposal also comprises the construction of a single storey over lower ground floor level extension (216 square metres) to the north of the existing dwelling house. The proposed development will increase the gross floor area of the dwelling house by 39 square metres (net), from 500 square metres to 539 square metres. The development will further include hard and soft landscaping; and all associated site and development works above and below ground all at Roslyn, 19 Claremont Road, Howth, 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.

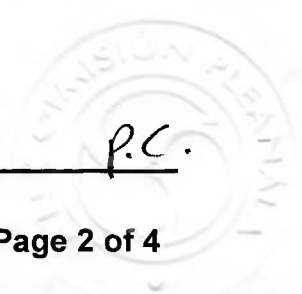
Reasons and Considerations

Having regard to the relevant provisions of the Fingal Development Plan 2023-2029, and noting that the dwelling is not a protected structure and is not located within an Architectural Conservation area, and noting the surrounding development of varying house designs, it is considered that, subject to compliance with the conditions set out below, the proposed extension design is acceptable at this location and would not seriously unduly negatively impact on the environment or on adjoining properties or area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

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 plans and particulars received by An Coimisiún Pleanála on the 13th day of April 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. (a) The development shall be carried out in accordance with the plans and particulars indicated as Option B as submitted to An Coimisiún Pleanála on the 13th day of April 2026.
- (b) Prior to the commencement of the development, the developer shall submit revised proposals, for the written agreement with the planning authority, showing a flat roof design over the rear (north) extension to the existing dwelling house with a roof level that is significantly below the eaves level of the existing dwelling.

Reason: To preserve the character of the existing vernacular structure on site.

3. Details of the materials, colours and textures of all the external finishes (including walls, roofs, eaves detail, windows and doors) of the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To preserve the character of the existing vernacular structure on site.

4. Prior to the commencement of development, the developer shall submit proposals for the disposal of surface water from the site for the written agreement of the planning authority.

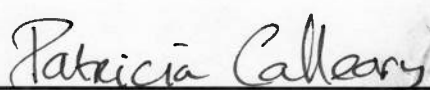
Reason: To prevent flooding and in the interest of sustainable drainage.

5. The site shall be landscaped in accordance with a comprehensive scheme of landscaping including timescale, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of residential and visual amenity.

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. The contribution shall be paid prior to the 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 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.


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



Dated this 22nd day of July 2026