

An
Coimisiún
Pleanála

**Commission Order
PL-501383-DF-26**

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

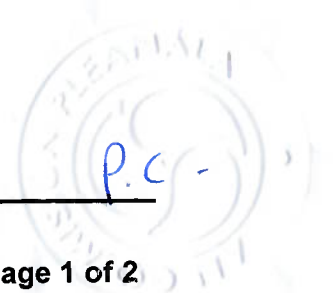
Planning Register Reference Number: FW26A/0107E

Appeal by Niamh and John McMenamin against the decision made on the 30th day of April, 2026 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Permission for a first-floor extension to the side of the property, on an existing single storey to create two number additional bedrooms and associated works, at 17 Warren Close, Castleknock, Dublin.

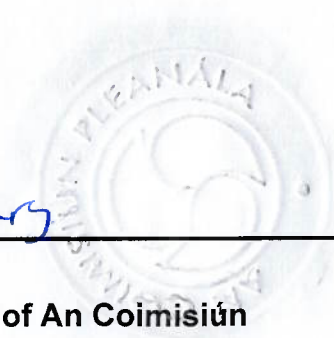
Decision

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



Reasons and Considerations

It is considered that the proposed development, including a cantilevered front element, would be visually discordant feature which would fail to integrate with the existing dwelling or the pattern of development in Warren Close. As such, the development as proposed would seriously injure the visual and residential amenities of the area, contrary to Policy SPQHP41 and Objective SPQHO45 of the Fingal County Development Plan 2023-2029, would set an undesirable precedent and would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

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

Dated this 13th day of August 2026