



An
Coimisiún
Pleanála

Commission Order
PL-501548-DF-26

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F26A/0256E

Appeal by Rachel Cassidy and Ray Mulvany against the decision made on the 20th day of May, 2026 by Fingal County Council to refuse a permission for the proposed development.

Proposed Development: The development consists of (i) the demolition of the existing shed to the rear, (ii) demolition of existing porch/entrance hall, (iii) proposed vehicular entrance to site exiting onto the R122 road with existing vehicular entrance demolished and removed completely from site, (iv) proposed construction of a single storey extension to the side of the existing house, (v) proposed construction of a single storey extension to the rear of the existing house, (vi) includes proposed construction of four number roof-lights and includes all associated site works, all at Moortown, Oldtown, County Dublin.

Decision

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

Reasons and Considerations

Having regard to the relevant policies and objectives of the Fingal County Development Plan Development Plan 2023-2029 including, inter alia, Section 14.12.3 relating to Extensions to Rural Dwellings which states that extensions of a reasonable or modest size may be acceptable subject to the proposed extension respecting the character, scale, and proportions of the existing dwelling, and subject to the availability of necessary services and protection of the visual amenities of the area, Policy SPQHP41 which supports the extension of existing dwellings with extensions of appropriate scale and subject to the protection of residential and visual amenities and Objective SPQHO45 which encourages sensitively designed extensions to existing dwellings which do not negatively impact on the environment or on adjoining properties or area, to the orientation of the site and the scale of development proposed, it is considered that the proposed development, by virtue of its overall design approach which subsumes the existing dwelling form, is excessive in scale, would be overbearing and would not respect the character or proportions of the existing dwelling. The proposed development would injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

The Commission, on foot of a full consideration of the planning history and the totality of the documentation on file, decided not to accept the Inspector's recommendation to grant permission. The Commission determined that the proposed development, by virtue of its design, distorts the plan form, massing, and overall composition of the host dwelling and, therefore, fails to respect the character, scale and proportions of the existing vernacular cottage. The Commission considered that the proposed development, in conjunction with the previous 1970's extension, would enclose the plan form and roofscape of the original cottage to the extent that it would be indistinguishable from the proposed extension.

The proposed development fails to consider the design, scale and character of the existing vernacular structure, would be visually intrusive to, and out of character with, the original vernacular structure, and, would, therefore not accord with Section 14.12.3, Policy SPQHP41 and Objective SPQHO45 of the Fingal County Development Plan Development Plan 2023-2029. The proposed development would injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

Planning Commissioner of An Coimisiún

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

Dated this 29th day of September 2026