

Planning and Development Acts 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F26A/0442E

Appeal by Lisa Carr against the decision made on the 10th day of July, 2026 by Fingal County Council to grant, subject to conditions, a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Planning permission for attic conversion with hip to gable roof and dormer to rear roof to accommodate stairs to allow access to attic conversion as non-habitable storage space with roof windows to front all with associated ancillary works at 17 Glen Ellan Gardens, Swords, County Dublin.

Decision

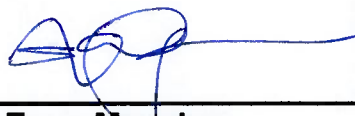
Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to **AMEND** condition number 6 and the reason therefor.

6. The rear dormer shall be set down below the ridge tile of the existing roof.

Reason: In the interest of visual amenity.

Reasons and Considerations

Having regard to the design of the proposed development and the precedent examples in terms of width, it is considered that the amendment of condition number 6, as indicated above, would be in accordance with the provisions of the Fingal Development Plan 2023-2029 as varied and would not result in a development which would dominate the roofscape in accordance with Section 14.10.2.5 (Roof Alterations including Attic Conversions and Dormer Extensions), would be acceptable in terms of the visual amenities of the area, would not set an unacceptable precedent in the area and would, therefore, be in accordance with 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 12th day of October 2026