

An
Coimisiún
Pleanála

Inspector's Report

ACP-323602-25

Development

Increase in height of previously approved extension, with all associated site works

Location

31 Back Road, St. Sylvester Villas,
Malahide, Co. Dublin, K36 WN77

Planning Authority

Fingal County Council

Planning Authority Reg. Ref.

F25A/0573E

Applicant(s)

Gerard Davis

Type of Application

Retention Permission

Planning Authority Decision

Refusal of Permission

Type of Appeal

First Party

Appellant(s)

Gerard Davis

Observer(s)

None

Date of Site Inspection

20 November 2025

Inspector

Adam Smyth

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1.0 Site Location and Description

- 1.1 The appeal site is approximately 800 metres due south of Malahide town centre, 100 metres east of Malahide Castle and Demesne and within the Bawn, Parnell Cottages & St. Sylvester's Villas Architectural Conservation Area. Back Road is characterised by a mix of detached and semi-detached single storey dwellings, with flat roofed side extensions that sit below eaves height. Hipped roofs are evident on dwellings on the north side of the road, pitched roofs to the dwellings on the south side. There is a very slight fall in topography from northeast to southwest, only evident by a height variance between the side extensions on the north side of the street. Dwellings are set back from the tree lined public road.
- 1.2 The appeal site, on the north side of Back Road, is comprised of a detached single storey dwelling with hipped roof of 5.2 metres to its ridge. The dwelling is finished with a painted roughcast render and dark coloured concrete roof tiles. A recessed front door with smooth render surround is centrally placed. White uPVC windows, fascia, gutters and downpipes are evident to the front and side elevations of the original dwelling. There are no windows to the northeast gable.
- 1.3 A single storey extension has been constructed to the rear elevation, and part way along the southwest gable of the dwelling. It has been finished with smooth rendered walls, black framed windows/doors to its side and rear elevations and a single white uPVC window on its front elevation, to match those of the original dwelling. Rainwater is discharged from the roof at three points on the extension, two to either corner of the rear elevation and one on the front elevation. This roof drainage is facilitated through circular openings cut into the parapet wall which feed into black uPVC hoppers and downpipes. The hopper and downpipe on the street frontage elevation 'wraps' around to a drainage point on the southwest elevation.
- 1.4 Set 5 metres back from the edge of the public footpath, the dwelling has two vehicular entrances at its northeast and southwest sides, separated by a rendered low block wall. Privet hedges up to 1.5 metres define the southwest and northeast boundaries at the front of the dwelling whilst block walls up to 1.8 metres define the southwest, northwest and northeast boundaries. The size of the rear amenity area of the appeal site is constrained by the extension and a further, similarly

designed outbuilding. The gable of the dwelling defines the northeast extent of the appeal site, adjacent to a gated driveway associated with No. 30 Back Road.

2.0 Proposed Development

2.1 Retention permission is sought for changes to a previously granted permission (Reg. Ref. F20B/0303) comprising of an increase in height of the extension to the side and rear of the existing single-storey dwelling.

3.0 Planning Authority Decision

3.1 Decision

On 14 August 2025 the decision of the planning authority was to refuse retention permission for the following reason.

The extensions as constructed are excessively high and are visually incongruous, inappropriate, and out of keeping with the existing house and streetscape. As a result, the development seeking retention permission would be contrary to objective Policy HCAP14 of the Fingal County Development Plan 2023-2029 would adversely affects the Malahide – The Bawn, Parnell Cottage & St Sylvester's Villas Architectural Conservation Area, set an appropriate precedent for other similar development and would therefore be contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. The planning authority report contains the following considerations in relation to the development.

Principle of Development

- The appeal site is zoned RS residential. The footprint of the extension remains unchanged from that previously approved, as such the acceptability of the extension is not in question.

Impact on Visual and Residential Amenity

- The additional height to accommodate the parapet exceeds the eaves height of the dwelling resulting in a visually, and overbearing addition to the roof profile. The extension is not in keeping with the character or scale of the existing dwelling, appearing significantly taller than the adjacent side extension to No. 32 St. Sylvester's Villas.
- The increased height has a negative impact on the character and visual coherence of the surrounding area of the designated ACA and contrary to Policy HCAP14 of the Fingal Development Plan. The scale and form of the extension undermine the architectural integrity of the ACA, as such the proposed alterations to that previously granted are not considered acceptable.

3.2.2. Other Technical Reports

Fingal County Council Conservation Officer

- The previous grant of permission was acceptable as the flat roofed extensions would sit at the existing eaves line of the cottage. The increased height now cuts into the side of the hipped roof of the cottage.
- The altered height is particularly impactful on the ACA when viewed to the west side of the property as the side extension sits close to the front building line and the increased height is a solid blank extent that stretches back a substantial distance to the rear of the site. This is not an appropriate precedent to set.
- It is recommended that the parapet to the side extension is reduced to eaves height and the existing roof repaired/reinstated.
- A rainwater outlet on the front parapet of the side extension enters a drain at the side of the extension, this is inappropriate. To be acceptable this outlet and downpipe should be relocated from the front to the side or rear of the extension.

Fingal County Council Water Services Department

- Surface Water: No Objection
- Flooding Risk: No Objection

3.3. Prescribed Bodies

None

3.4. Third Party Observations

None

4.0 Planning History

4.1 Planning Authority Ref. **F20B/0303**: 31 Back Road, St. Sylvester Villas, Malahide. Conversion of attic for storage, partial demolition of existing shed to provide a side pedestrian entrance to rear and construction of single storey side and rear extension with flat roof. **Grant permission** 1st March 2021.

4.2 Planning Authority Ref. **F24A/0506**: 31 Back Road, St. Sylvester Villas, Malahide. Retention permission for an increase in height of rear and side extension approved under F20B/0303. **Refuse permission** 25th July 2024.

5.0 Policy Context

5.1 Development Plan

The statutory development plan is the Fingal County Development Plan 2023-2029 (the FDP). The following strategies and policies are applicable.

Chapter 1 Introduction, Vision and Strategic Overview

Strategic Objective 12 (page 17) seeks to protect, conserve and enhance built heritage, ensuring good quality urban design principles are applied to all new developments.

Chapter 3 Sustainable Placemaking and Quality Homes

Policy SPQHP41 – Residential Extensions supports extensions of appropriate scale.

Objective SPQHO45 – Domestic Extensions encourages sensitively designed extensions which do not negatively impact on adjoining properties or area.

Chapter 10 Heritage Culture and Arts

10.5.2 Architectural Heritage is considered a finite resource to be cared for and respected.

Policy HCAP8 – Protection of Architectural Heritage seeks to ensure the conservation, management, protection and enhancement of architectural heritage by designation of Architectural Conservation Areas.

10.5.2.2 Architectural Conservation Area (ACA) defines and provides examples of the composition of an ACA.

Policy HCAP14 – Architectural Conservation Areas requires proposals to protect, enhance and contribute positively to the special interest and character of a designated ACA wherever possible.

Policy HCAP15 – Character of Architectural Conservation Areas will support and encourage the sympathetic and appropriate upgrading of buildings that contribute to the character of an ACA, ensuring character and setting is retained.

Objective HCAO24 – Alteration and Development of ACAs sets out the requirements necessary when any alterations and extensions affecting a building that contributes to the character of an ACA are being carried out.

Chapter 13 Land Use Zoning

RS Residential zoning, objective – to provide for residential development and protect and improve residential amenity. Vision – to ensure new development in existing areas has minimal impact on and enhance existing residential amenity.

Chapter 14 Development Management Standards

14.10.2 Residential Extensions seeks to protect both adjoining properties and the character and form of the existing dwelling.

14.10.2.2 Side Extensions sets out the matters for consideration in the provision of extensions to side elevations of a dwelling.

14.10.2.5 Roof Alterations sets out the criteria for consideration of proposals that alter the main roof profile of a dwelling.

Table 14.24: Direction for Proposed Development within Architectural Conservation Areas sets out guidance for alterations to buildings within an ACA.

Objective DMSO186 – Retention of Existing Building Stock within an ACA requires alterations to a building within or adjoining an ACA to positively enhance the character of the area and be appropriate in scale, mass, height, proportions, layout, materials and building lines.

5.2. Relevant National or Regional Policy / Ministerial Guidelines

The National Planning Framework – First Revision 2025

National Policy Objective 90 – Enhance, integrate and protect the special physical, environmental, economic and cultural value of built heritage assets, including streetscapes, through appropriate and sensitive conservation.

Ministerial Guidelines

Architectural Heritage Protection Guidelines for Planning Authorities 2011

Section 7.13 Avoiding Incremental Damage requires a planning authority to have regard to the potential cumulative impact of minor works and the precedence this may set.

5.3. Natural Heritage Designations

None

6.0 EIA Screening

The proposed development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended (or Part V of the 1994 Roads Regulations). No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination. Refer to Form 1 in Appendix 1 of report.

7.0 The Appeal

7.1 Grounds of Appeal

The grounds of appeal can be summarised as follows:

- Modest Nature of Amendment – increased parapet height is a minor constructional adjustment of approximately 470mm. Overall footprint, form and use of extension comply with previous permitted development. The variation does not create additional floor area, massing or visual intrusion.
- Compatibility with Architectural Conservation Area – extension remains subservient to host dwelling, set back from principle façade and below main roof ridge. Visibility from the public realm is limited and, in many views screened by existing boundary treatments and vegetation. The proposal respects the ACA designation and does not detract from its special interest.
- Policy Consistency – complies with the RS zoning objective and policies of the Fingal County Development Plan 2023-2029 that support appropriately scaled residential extensions.
- No Adverse Impact on Residential Amenity – extension does not cause overlooking, overshadowing or loss of private open space.
- Established Precedent – similar extensions, including flat roof additions above eaves level have been permitted in this ACA. This proposal is demonstrably less intrusive and consistent with this established planning approach.

7.2. Planning Authority Response

On the 25 September 2025 the Planning Authority advised it assessed the proposal against the relevant policy and guidance of the Fingal County Development Plan 2023-2029 and concluded it was unacceptable in terms of its impact on the Malahide – Bawn, Parnell Cottages & St. Sylvester's ACA. An Coimisiún Pleanála is requested to uphold its decision to refuse the proposed development. If the appeal is successful contributions in accordance with Council's Section 48, Development Contribution Scheme, should be applied.

7.3. Observations

None

8.0 Assessment

8.1. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the reports of the local authority, and having inspected the site, and having regard local and national policies and guidance, I consider that the substantive issues in this appeal to be considered are as follows:

- Zoning
- Design and Scale
- Architectural Conservation Area

8.2 Zoning

8.2.1 The appeal site is located within a RS zoning, the vision of which is to ensure that new development in existing areas would have a minimal impact on and enhance existing residential amenity.

8.2.2 Given the RS zoning and given that previous approval was granted for an extension of the same footprint, the principle of its development is established. I therefore do not intend to revisit the acceptability of the proposed development in its entirety.

8.3 Design and Scale

8.3.1 Plans associated with the permission previously granted (F20B/0303) indicate the extension was to be built to a maximum height of 2.7 metres above a benchmark level. It was to be flat roofed and no higher than the base height of gutters on the existing dwelling. The flat roof was to have a graded fall from northeast to southwest with rainwater discharging into guttering, and two downpipes and drains positioned mid and rear of the side elevation. The depth of the flat roof was to be approximately 250mm, as annotated on a cross section accompanying this planning appeal.

8.3.2 Plans show the now built extension has a wall height of 3.170 metres, which is 470mm higher than approved. The top of the wall aligns with the side hipped and rear pitch of the roof, approximately 550mm above the base height of the existing gutters. Plans are annotated 'flat roof laid to fall' but do not indicate the direction of

fall, nor do they show any rainwater drainage points or downpipes. The depth of the flat roof is measured to be 360mm, an increase of 110mm on what was granted permission. A cross-section plan indicates the parapet wall extends approximately 110mm above the constructed flat roof. However, I observed the rainwater discharge points are positioned approximately 350mm below the top of the wall which is significantly lower than where the plans suggest the flat roof should be. The layout of the roof behind the parapet wall and its drainage arrangement is not clearly understood from plans accompanying this appeal.

8.3.3 The planning appeal statement offers little explanation for the variation to wall height other than that '*the parapet functions as an architectural and constructional refinement to the flat roof, providing improved rainwater drainage and a visually coherent roof profile*'. Amending the extension to achieve 'architectural and constructional refinement' still requires compliance with the FDP and, given my site observations of the drainage arrangements, I would not agree with the statement's conclusion on visual coherence.

8.3.4 I observed on site there are two large light wells to the internal rear area of the extension, these by nature, as opposed to rooflights may account for the increased depth of the flat roof. Regardless, and in the absence of any substantive reasoning for the increased roof height the plans show sufficient detail to determine that the flat roof, with small parapet wall above, now encroaches approximately 370mm into the lower roof profile of the dwelling. I also note the ends of the parapet wall, where they meet the existing roof at the northeast and southern sides, are left 'hanging' and are not tied into the roof structure as indicated on plans and sections.

8.3.5 **Section 14.10.2** seeks to both protect adjoining properties and the character and form of the existing dwelling when an extension is proposed. An extension in design and layout must have regard to and protect the amenities of adjoining properties, particularly in relation to sunlight, daylight and privacy. No. 30 Back Road, northeast and on a slightly higher ground level, is sufficiently separated by its own 4.5 metre driveway to ensure the increased height of the extension would not have any significant detriment in terms of sunlight or daylight over what was previously approved. Given that No. 32 Back Road is positioned to the southwest,

the extension could not interrupt direct sunlight, and given the extension is setback 750mm from the boundary with No. 32, the increased height of the extension would not be detrimental in terms of daylight loss. Windows and doors previously approved on the southwest elevation of the extension, due to an intervening boundary wall, would have no impact on the privacy to the rear of No. 32. I therefore consider in this appeal case that the increased height of the extension does not impact on the amenity of adjoining properties.

8.3.6 **Section 14.10.2** advises a proposed extension must also have regard to the character and form of the existing building, including its architectural expression, external finishes and pattern of fenestration. Policy **SPQHP41** requires extensions to be of an appropriate scale. Whilst I consider this extension remains satisfactory to the external finishes and fenestration of the previous approval, its increased height disregards the architectural expression of the existing building and results in a jarring with the original roof form. That the parapet wall is left hanging and does not tie into the roof at its southwest and northeast ends visually heightens a sense of proportional imbalance that is out of scale with the existing dwelling.

8.3.7 Additionally, **Section 14.10.2.2** requires side extensions to be evaluated against the size and visual harmony with the existing dwelling, particularly its front elevation. Whilst the extension is set 2 metres back from the front elevation of the dwelling, I consider the height increase over what was approved, results in a scale and mass that is not in visual harmony with the host dwelling. I consider its height, in relation to its width is now overly disproportionate. I note this disproportionality to the scale and mass of the dwelling's original side extension, the boundary wall of which remains, and that of the side extension to the adjacent No. 32 Back Road. I consider the scale and mass of the previously approved extension respected the existing built elements within the local context.

8.3.8 **14.10.2.5** sets out the criteria for consideration of alterations to a main roof profile of a dwelling. Regard is to be had to the character and size of the extended structure, its proximity to adjacent structures; existing roof variations on the streetscape; and the harmony of the extension with the rest of the structure. I have already considered these aspects unacceptable in terms of Section 14.10.2.2 in the preceding paragraph.

8.3.9 Without clear understanding of how or why the roof arrangement has changed from that previously approved, I consider the amended height of the proposal fails to comply with Development Management Standards for residential extensions as set out in the FDP.

8.4 Architectural Conservation Area

8.4.1 **Objective 90 of the National Planning Framework – First Revision 2025** requires appropriate and sensitive investment in and conservation of built heritage. **Strategic Objective 12 of the FDP** seeks to protect, conserve and enhance the built heritage of the council. This is enshrined in **Policy HCAP8** through the establishment of Architectural Conservation Areas (ACA). An ACA is defined in **Section 10.5.2.2** as being '*a place, area, group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value or contributes to the appreciation of Protected Structures*'. It is clear the FDP places significant weight on conservation matters when dealing with the finite heritage resources within the County, **Section 10.5.2**.

8.4.2 **Map Sheet 9 and Appendix 5** of the FDP identify the appeal site is within The Bawn, Parnell Cottages & St. Sylvester's Villas Architectural Conservation Area (DF-ACA-19 Malahide). This ACA is designated for its Vernacular Streetscapes, and is comprised of a group of streets, almost entirely of single-storey houses which, by their modest nature and overall uniformity, and the homogeneity of the groups of houses, define their special character.

8.4.3 **Policies HCAP14 and HCAP15** require development proposals and building upgrades to contribute positively to the character and distinctiveness and take opportunities to protect and enhance the character and appearance of the ACA and its setting wherever possible. It is my opinion, considering my comments in Section 8.3, that this extension fails in its amended design to protect, enhance or contribute positively to this ACA.

8.4.4 Where a building contributes to the character of an ACA **Objective HCAO24** and **Objective DMSO186** require proposed alterations to be sensitively sited and designed, compatible with the special character of the ACA and appropriate in terms of proposed scale, mass, height, and architectural treatment.

8.4.5 **Table 14.24** sets out the design guidance new development should follow to ensure works are sympathetic to the distinctive character of an ACA. In this appeal case this includes the following.

- Extensions that are visible from public places should be of a scale and proportion that respects that of the original building. In general extensions should be subservient in size with materials, finishes and roof profiles that complement the principal structure.
- Alterations or modifications of existing roofscapes should not detrimentally impact on the character of the ACA or cause damage to the building.
- Development proposals for new build need to follow a sensitive design approach that respects the established character of the ACA in terms of the scale, massing, bulk, plot sizes, proportions and materials of the adjoining buildings to the development site.

8.4.6 I consider the scale and proportions, and the impact on the existing roof profile are particularly relevant when viewed from the adjacent public road and footpath. The modification to the original roofscape has a detrimental impact on the ACA and, in its scale the extension is not sensitive to the established character of side extensions in its locality. I consider the extension does not comply with the requirements of Table 14.24.

8.4.7 The appellant contends the setback position of the extension, its scale, and that it does not exceed the height of the existing ridgeline of the dwelling means it is not readily visible. I agree the side extension is not readily visible from the northeast and only becomes apparent between the frontage of the appeal site and No. 33 Back Road however, there is no policy test on visibility within an ACA, it's the legibility and impacts of a proposed development that are to be assessed through Table 14.24. That the extension does not exceed the ridge height of the original dwelling is not the policy test, a new build development, visible or not, still requires careful consideration in its design compatibility with the established characteristics of the ACA.

8.4.8 In addition to Back Road, I visited The Bawn, Parnell Cottages and St. Sylvester's Villas, these being the four streets that make up this ACA and I noted that they all

have individual homogeneity in their groups of houses, each streetscape differs to that of the others. Considering the homogeneity of Back Road, I note the majority of individual houses have modest, flat roofed outbuildings/ extensions to their gable ends that fit at, or below the eaves of the main dwellings. Exceptions to this are No's 27 and 28, northeast of the appeal site, which have modest hipped roof side extensions that compliment, rather than jar with their main hipped roof profiles.

8.4.9 The appellant contends that precedence has already been set within this ACA, referring to two approved extensions within The Bawn. I consider, firstly, these approved extensions are located in a different streetscape, where the homogeneity in scale, layout and design of its dwellings differ to those dwellings on Back Road. I do not consider the context of the differing localities are comparable. Secondly, the referenced approved extensions are not comparable to this appeal site, they have greater setback positions which, in combination with their scale, causes limited or no impact on the pitched roof profile of the host dwellings. I do not consider precedence in a different streetscape of this ACA would warrant the development on the appeal site being considered acceptable within its immediate streetscape context.

8.4.10 The report of the Council's Conservation Officer raises concern on the precedence that would be set by this extension, further reflected in the refusal reason. I refer to the Ministerial Guidance, **Architectural Heritage Protection Guidelines for Planning Authorities 2011**, Conservation Principles at Chapter 7. **Section 7.13.1** notes the planning authority must consider the potential cumulative impact of minor works to the character of an ACA. **Section 7.13.2** considers the principle of cumulative impact can apply to a street or area where a precedent becomes established for the addition of extensions. Having regard to the Conservation Officer's concern, reinforced by the Ministerial Guidance, it is my opinion this appealed development would set a precedence on Back Road that would be detrimental to its vernacular streetscape in this part of the DF-ACA-19 Malahide designation.

8.4.11 Council's Conservation Officer, and subsequently the planning report, raised concern regarding the method of rainwater discharge on the front elevation of the

extension. The appellant's planning appeal statement considers this a constructional detail rather than the principle or scale of development and could be dealt with by way of condition. I disagree however, this aspect does not form part of the proposed retention works, particularly given no detail on rainwater goods are annotated on the planning drawings. And whilst I do not disagree with the council's concern on this arrangement, I consider this is a matter that cannot be considered further through this appeal.

8.5 Conclusion

8.5.1 The constructional adjustment referred to by the appellant has not demonstrated the development complies with the policies and objectives for residential extensions and it causes impacts on the streetscape in this part of the designated ACA. In so doing, it sets an unacceptable precedence.

9.0 AA Screening

- 9.1. I have considered this extension to an existing dwelling in light of the requirements of S177U of the Planning and Development Act 2000 as amended.
- 9.2. The subject site is located approximately 1 kilometre south of the Malahide Estuary Special Area of Conservation (SAC) and Malahide Estuary Special Protection Area (SPA).
- 9.3. The proposed development comprises an increase to the height of the previously granted permission for a single storey extension to the side and rear of the existing dwelling.
- 9.4. No nature conservation concerns were raised in the planning appeal.
- 9.5. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European Site. The reason for this conclusion is as follows:
 - The small-scale nature of the proposed works.
 - The previous consideration and subsequent approval for this scheme in relation to the nearest European sites and lack of connections.
 - The Appropriate Assessment contained within the authority's planning report.

- 9.6. I conclude that on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects.
- 9.7. Likely significant effects are excluded and therefore Appropriate Assessment (stage 2) (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 Water Framework Directive

- 10.1. The subject site is located on Back Road, Malahide, approximately 1 kilometre south of Malahide Estuary.
- 10.2. The proposed development comprises of amendments to a previously granted scheme for a single storey extension to the side and rear of an existing dwelling to include an increase in its height.
- 10.3. No water deterioration concerns were raised in the planning appeal.
- 10.4. I have assessed the development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.
- 10.5. The reason for this conclusion is as follows:
 - The nature of works being small in scale.
 - The lack of hydrological connections. The scheme as approved is in a serviced urban area and is connected to existing wastewater networks.

Conclusion

- 10.6. I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively

or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

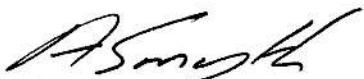
11.0 Recommendation

11.1. I recommend that planning permission be refused.

12.0 Reasons and Considerations

1. It is considered that, by reason of its scale and mass, the proposed development would be out of character with the visual form of the existing residential property, would be visually obtrusive and would set a precedent for further inappropriate development in the vicinity of the site. The proposed development would seriously injure the vernacular streetscape of The Bawn, Parnell Cottages & St. Sylvester's Villas Architectural Conservation Area (DF-ACA-19 Malahide) as indicated in the Fingal County Development Plan 2023-2029 and would therefore be contrary to the proper planning and sustainable development of the area.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.



Adam Smyth
Planning Inspector

26 November 2025

Appendix A: Form 1 EIA Pre-Screening

Case Reference	ACP-323602
Proposed Development Summary	Increase in height of previously approved side and rear extension to dwelling, with all associated site works
Development Address	31 Back Road, St. Sylvester Villas, Malahide, Co. Dublin, K36 WN77
IN ALL CASES CHECK BOX /OR LEAVE BLANK	
<p>1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?</p> <p>(For the purposes of the Directive, "Project" means:</p> <ul style="list-style-type: none"> - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources) 	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2.
	<input type="checkbox"/> No, No further action required.
<p>2. Is the proposed development of a CLASS specified in <u>Part 1</u>, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?</p>	
<input type="checkbox"/> Yes, it is a Class specified in Part 1 . EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	

3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?

<input checked="" type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.					
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	State the Class and state the relevant threshold				
<input type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	State the Class and state the relevant threshold				
<p>4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?</p> <table border="1"> <tr> <td>Yes <input type="checkbox"/></td> <td>Screening Determination required (Complete Form 3)</td> </tr> <tr> <td>No <input checked="" type="checkbox"/></td> <td>Pre-screening determination conclusion remains as above (Q1 to Q3)</td> </tr> </table>		Yes <input type="checkbox"/>	Screening Determination required (Complete Form 3)	No <input checked="" type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3)
Yes <input type="checkbox"/>	Screening Determination required (Complete Form 3)				
No <input checked="" type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3)				

Inspector: A Smyth Date: 26/11/2025