



An
Coimisiún
Pleanála

Direction
CD-019970-25
ABP-322165-25

The submissions on this file and the Inspector's report were considered at a meeting held on 18/06/2025.

The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000, as amended. The Commission also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

Amend condition number 2 by removing part (a) of the Condition.

Planning

Commissioner:

Patricia Calleary
Patricia Calleary

Date: 18/06/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

The Board was satisfied that the dormer roof interventions as amended by the plans and particulars submitted to the Planning Authority on the 4th day of February 2025 would be appropriate in terms of design and would also be supported by Policy H14

(Residential Extension) of the South Dublin County Development Plan 2022-2028 and guidance set out in Section 3.5.2 of the South Dublin County Council House Extension Design Guide (February 2025) and would not impact on the residential amenities of adjoining properties or visual amenities of the area. Therefore the Board was satisfied that part (a) of Condition 2 was not warranted.