

An
Coimisiún
Pleanála

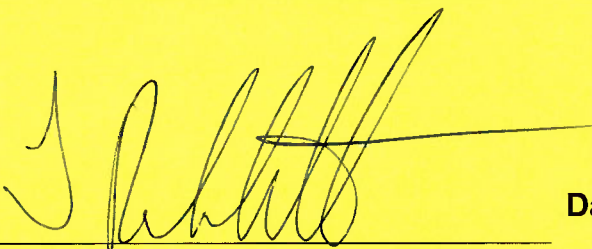
Direction
CD-020280-25
ABP-322288-25

The submissions on this file and the Inspector's report were considered at a meeting held on 21/07/2025.

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

Remove condition number 2

**Planning
Commissioner:**


Tom Rabbette

Date: 21/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the residential land use zoning for the site, to the pattern of development in the area, to the significant rear and side extensions already added to the subject dwelling and the remaining generous garden area, it is considered that the proposed dormer extension, by reason of its limited scale, nature and design, and its location with respect to adjoining properties, would not detract from the character of the dwelling and would not seriously injure the amenities of the area or of property in the vicinity by reason of overlooking or loss of privacy.

(Note: The Commission considered the amended condition as recommended by the inspector but were satisfied that the dormer window extension as originally proposed was acceptable as indicated in Reasons and Considerations above and that the amendment was unwarranted and unnecessary in the circumstances.)

[Direction to issue with Order.]