

An
Coimisiún
Pleanála

Direction
CD-020610-25
ABP-322528-25

The submissions on this file and the Inspector's report were considered at a meeting held on 08/09/2025.

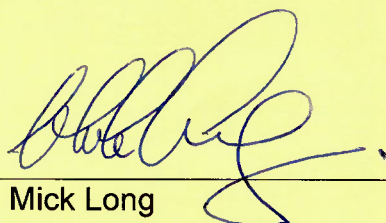
Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 2 so that it shall be as follows for the reason set out.

2. The rear dormer shall be reduced in height from the ridgeline by 200 millimetres and reduced in width by 250 millimetres on the western side to provide a one metre set back from the adjoining property.

Reason: In the interest of visual amenity.

Planning

Commissioner:


Mick Long

Date: 08/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the residential land use zoning for the site, and to the pattern of development in the area, it is considered that the proposed rear dormer and associated works by reason of its scale, nature and design, and its location with respect to the adjoining and neighbouring 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 and would comply with Section 12.3.7.1.(iv) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028. Amendment of the planning authority's condition number 2 is, therefore, warranted.