

An
Coimisiún
Pleanála

Direction
CD-020652-25
ABP-322653-25

The submissions on this file and the Inspector's report were considered at a meeting held on 12/09/2025.

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.

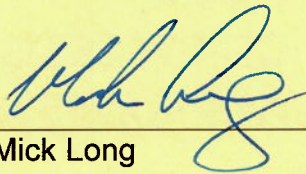
Prior to the commencement of the development, the applicant shall submit revised drawings for the written approval of the planning authority, to show the following changes:

- (a) The width of the proposed rear dormer, measured externally, shall be reduced to no more than 4.5 metres.
- (b) The dormer shall be set down from the existing roof ridge level by at least 150 millimetres and shall have a horizontal rather than sloping flat roof.
- (c) The width of the dormer window shall be reduced to no more than 2.5 metres, and it shall be split vertically by glazing bars into three panes.
- (d) Any necessary consequential adjustments shall be made to the position of the proposed rear roof light.

Reason: In the interest of visual and residential amenity.

Planning

Commissioner:


Mick Long

Date: 12/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, including Objective A which pertains to the application site and Section 12.3.7.1 (iv) pertaining to roof alterations and extensions, and to the nature, form, scale and design of the proposed development, it is considered that, subject to the amendment of Condition 2 as indicated above, the development would not seriously injure the visual or residential amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

The Commission noted the recommendation of the Inspector to reduce the width of the proposed dormer to 3.5m but was satisfied that the 4.5m width of the proposed dormer to the rear of the house, as proposed by the planning authority, would not be unduly bulky and prominent and would be adequately set back from the adjacent dwelling.