



An
Coimisiún
Pleanála

Direction
CD-020988-25
ACP-322947-25

The submissions on this file and the Inspector's report were considered at a meeting held on 17/10/2025.

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 / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Remove condition number 3

Planning

Commissioner:

Paul Caprani

Date: 17/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

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

3 of the planning authority's decision requiring the amendment of the proposed rear dormer window is, therefore, not warranted.