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Coimisiún
Pleanála

Direction
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ACP-323178-25

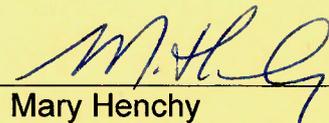
The submissions on this file and the Inspector's report and the submissions received on the 15th of January 2026 were considered at a meeting held on 05/02/2026.

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:

Attach condition number Number 1

Planning

Commissioner:


Mary Henchy

Date: 05/02/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The proposed rear dormer would not be in accordance with Section 14.10.2.5 (Roof Alterations including Attic Conversions and Dormer Extensions) of the Fingal Development Plan 2023-2029. The updated drawings, submitted in response to the

Commission's Section 137 notice, have amended/corrected the proposed elevational drawings to reflect the proposed floor plans. The revised drawings demonstrate that the design of the proposed rear dormer would be incongruous with the roof structure and, at this prominent location, would detract from the streetscape. The proposed rear dormer structure would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspectors recommendation the Commission disagreed with the Inspector that the rear dormer is acceptable. The Commission noted that the proposed elevations submitted did not correspond to the proposed floor plans, this matter was brought to the attention of the applicant, the applicant submitted corrected drawings in response to the Commission's correspondence.

The Commission on review of the revised drawings concluded that the rear dormer would be a prominent structure on the roofscape and would be out of scale with the existing hipped roof. The Commission decided that the design of the proposed structure would therefore be incongruous with the existing roof structure and concurred with the Planning Authority that the rear dormer should be omitted.