



An
Coimisiún
Pleanála

Direction
CD-021357-25
ACP-323259-25

The submissions on this file and the Inspector's report were considered at a meeting held on 20/11/2025.

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:

Amend condition number 3 as follows

3. The developer shall amend the design of the proposed development to accord with the following:

- (a) The dormer structure shall be set down a minimum 0.1m from the existing ridge of the principal dwelling.
- (b) The maximum external width of any window opening in the dormer shall not exceed 1.7m wide.

Reason: In the interest of the proper planning and sustainable development of the area.

Planning

Commissioner:

Mary Gurrie
Mary Gurrie

Date: 24/11/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

In deciding not to agree with the Inspector's recommendation to attach Condition 3 as per the Planning Authority's decision, the Commission noted that while Section 14.10.2.5 of the Fingal County Development Plan 2023-2029 specifies that a dormer shall be set back from the eaves, gables and /or party boundaries and set down below the existing ridge level, it does not set a mandatory quantum for the set back or set down distances. The Commission also noted that the assessment of both the inspector and planning authority that there was no impact on residential amenity of properties in the area arising from the dormer. Having regard to the development plan objectives in support of domestic extensions the Commission considered that subject to compliance with the amended Condition 3 the proposed development would accord with the provisions of the development plan and would therefore be in accordance with the proper planning and sustainable development of the area.