

An  
Coimisiún  
Pleanála

**Direction**  
**CD-021492-25**  
**ACP-323470-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 05/12/2025.

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:

### **Decision**

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 REMOVE condition number 2 and the reason set out below.

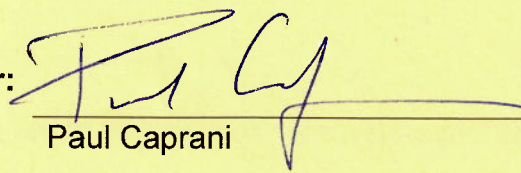
### **Reasons and Considerations**

Having regard to the residential land use zoning of the site in the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and the development management criteria for alterations to roof profiles and dormers in Section 12.3.7.1, the location of the development and the pattern of development in the area, it is considered that the design of the proposal is in keeping with the character of the dwelling and will not

detract from the surrounding area or have a negative impact on the visual amenity of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Planning**

**Commissioner:**

  
Paul Caprani

**Date:** 05/12/2025