

An
Coimisiún
Pleanála

Direction
CD-021753-26
ACP-323734-25

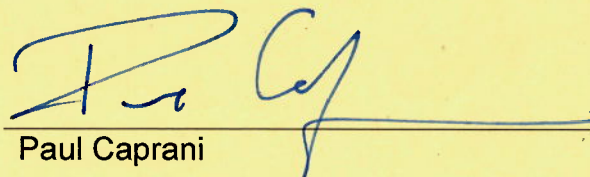
The submissions on this file and the Inspector's report were considered at a meeting held on 16/01/2026.

The Commission decided to refuse permission for the following reasons and considerations.

Planning

Commissioner:

Date: 16/01/2026


Paul Caprani

DRAFT WORDING FOR ORDER

Reasons and Considerations

It is considered that the proposed extension by reason of its excessive size and scale would be over dominant in appearance and would have an overbearing impact on property in the vicinity. The Commission did not consider that the proposed dormer extension complied with the provisions of BFP5 of the South Dublin County Council House Extension Design Guide in that the proposed extension was not of an appropriate scale to be subsidiary to the roof slope. The proposed development is therefore contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission had concerns that the overall size and scale and particularly the length of the proposed dormer extension was such that it resulted in a visually incongruous addition to the dwelling and would have an overbearing impact on the amenity of adjoining dwellings. Commission also considered that the design and size of the dormer extension did not comply with the requirements with the South Dublin County Council House Extension Design Guide 2025.