



An
Coimisiún
Pleanála

Commission Direction
CD-000183
PL-500358-DN-25

The submissions on this file and the Inspector's report were considered at a meeting held on 27 February 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 3

Planning Commissioner:

Mick Long

Date:

27th day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the scale, depth and design of the proposed extension which extends across the full width of the house, and the form and scale of existing extensions in the area, the Commission was not satisfied the proposed extension would not have an overbearing impact on the residential amenity of the adjoining house.

In not accepting the Inspector's recommendation the Commission agreed with the planning authority that the depth of the extension at first floor level in combination with the width of the proposed extension would create an overwhelming impact on the residential amenity of the adjoining house and the Inspector's recommended addition of a rear hipped roof profile would not be sufficient to address the overbearance.