



The submissions on this file and the Inspector's report were considered at a meeting held on 18 March 2026.

The Commission decided to make a split decision, to

1. grant permission, for the following reasons and considerations and subject to the following conditions for the provision of the proposed dormer to the front of the dwelling in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below.

and

2. refuse permission for the proposed extension to the dormer to the rear of the dwelling for the reasons and considerations marked (2) set out below.

generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations (1)

Having regard to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and the pattern of development in the vicinity, it is considered that, subject to compliance with the condition set out below, the proposed dormer to the front of the dwelling (north) does not visually dominate the front elevation, is consistent with Section 12.3.7.1 of the development plan, would not seriously injure the character of the area or residential amenities of property in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Condition

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application.

Reason: In the interest of clarity.

Reasons and Considerations (2)

Having regard to the pattern of development in the vicinity and the location of the dwelling on a corner site, it is considered that the proposed extension to the dormer to the rear of the dwelling (south) would represent an overdevelopment of the site by the creation of a dominant flat roof on the rear elevation, which is inconsistent with Section 12.3.7.1 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, would be visually incoherent with the design of the house, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Planning Commissioner:



Paul Caprani

Date:

19th day of March 2026