



An
Coimisiún
Pleanála

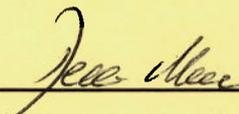
Commission Direction
CD-000288
PL-500517-DF-25

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

Remove condition number 3

Planning Commissioner:



Declan Moore

Date:

25th day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the residential land use zoning for the site, and to the pattern of development in the area, it is considered that the conditioned requirement for a hipped roof to the side extension, by reason of its limited scale, nature and design, and its location with respect to adjoining properties, would not detract from the character of the dwelling and would not seriously injure the amenities of the area or of property in the vicinity by reason of overlooking or loss of privacy. The planning authority's condition number 3, requiring the replacement of the flat roof with a hipped roof is, therefore, not warranted.