

An
Coimisiún
Pleanála

Commission Direction
CD-000348
PL-500542-DF-25

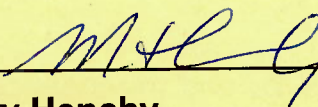
The submissions on this file and the Inspector's report were considered at a meeting held on 20 March 2026.

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 / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Amend condition number _____4(a)_____ as follows

4 (a) The proposed rear dormer shall be reduced in length to 5.5 metres maximum and positioned set back by a minimum of 0.5 metres from each side edge of the roof.

Planning Commissioner:



Mary Henchy

Date:

30th 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 central positioning of the dormer window, 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 4 (a) requiring the central positioning of the proposed dormer window is, therefore, not warranted.