



The submissions on this file and the Inspector's report were considered at a meeting held on 10 April 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:

Amend condition number 2 as follows

Condition 2:

The development shall be carried out as follows:


- (a) The external width of the dormer extension hereby approved shall not exceed 4.1 metres in width and shall be set down from the ridge and setback from the eaves as per the submitted drawings.
- (b) The proposed dormer shall be finished in concrete/brick tiles in brown or dark grey colour, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of clarity and visual amenity.

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 dormer window, by reason of its 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 residential or visual amenities of the area or of property in the vicinity or be contrary to the provisions of Section 14.10.5.2 of the Fingal Development Plan 2023-2029 . The planning authority's Condition 2 (a) requiring the reduction in scale of the proposed dormer window is, therefore, not warranted. Furthermore, the revisions to the finish of the dormer extension as proposed by the applicant within the first party appeal are deemed to be acceptable and in accordance with the visual amenity of the area.

Planning Commissioner:



Stephen Bohan

Date:

13th day of April 2026