

An  
Coimisiún  
Pleanála

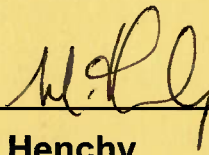
**Commission Direction**  
**CD-000650**  
**PL-500841-DF-26**

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The submissions on this file and the Inspector's report were considered at a meeting held on 03 June 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

**Planning Commissioner:**

  
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**Mary Henchy**

**Date:**

**4<sup>th</sup> day of June 2026**

### **DRAFT WORDING FOR ORDER**

### **Reasons and Considerations**

Having regard to the nature, scale, location and design of the development proposed to be retained, it is considered that, subject to compliance with the

conditions set out below, the development proposed to be retained would be in accordance with the zoning objective for the site, would be in accordance with the provisions of the Fingal Development Plan 2023-2029. in particular Policy SPQHP41 (Residential Extensions), Objective SPQH045 (Domestic Extensions), Section 14.10.2.3 (Ground Floor Extensions (Rear)), Section 14.10.2.4 (First Floor Extensions), and Section 14.10.2.5 (Roof Alterations including Attic Conversions and Dormer Extensions) of the development plan, would not seriously injure the visual or residential amenities of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Commission noted the Inspectors assessment of the position of the dormer but, did not agree that this is not part of this application for retention. The details and drawings submitted with the appeal included as constructed eastern elevation drawings (Drg. No. 24-111-PL3-05), the planning authority's assessed the position of the dormer as built, therefore the position of the dormer is considered to be included in the works to be retained. The dormer to be retained as built is below the ridge line of the roof, is not visible from the streetscape, does not dominate the roof space and does not detract from the amenity of adjoining properties, therefore it is considered to accord with Roof Alterations including Attic Conversions and Dormer Extensions, Section 14.10.2.5, of the Development Plan.

## **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended the plans and particulars received by An Coimisiún Pleannála on the 20th day of February 2026, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning

authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The development proposed to be retained shall comply with the conditions of the parent permission under planning register reference number F24A/0534E, save as may be amended by this grant of permission.

**Reason:** To clarify the scope of the permission.

3. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.