

An
Coimisiún
Pleanála

Commission Direction
CD-000825
PL-500888-DF-26

The submissions on this file and the Inspector's report were considered at a meeting held on 01 July 2026.

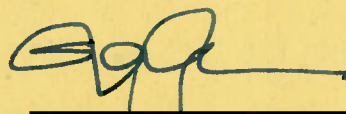
The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Amend condition number 3(b) as follows

3(b) The dormer structure shall be set down a minimum of 100mm from the main ridge of the dwelling

Reason: In the interest of visual amenity

Planning Commissioner:



Emer Maughan

Date:

3rd day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to Section 14.10.2.5 of the Fingal County Development Plan 2023-2029, which states inter alia that dormer extensions shall be set back from the eaves, gables and / or party boundaries and shall be set down from the existing ridge level so as to not dominate the roof space, the Commission considered that the dormer window as proposed in the documentation submitted with the application with an internal width of 4m without a set down from the ridge would be dominant on the rear roof profile of the dwelling and would not, therefore, be in accordance with Section 14.10.2.5. The Commission is satisfied, subject to compliance with Condition 3(a) and 3(c) and the amended Condition 3(b) that the reduction in height, width and extent of glazing would reduce the scale and massing of the proposed dormer such that it would not dominate the roof space and would therefore accord with the provisions of Section 14.10.2.5.

In deciding not to accept the Inspector's recommendation to omit Condition 3(a) and 3(b), the Commission noted that the the proposed development is for storage / playroom purposes - i.e. a non habitable space, and as such the imposition of Condition 3 will not impact on the residential amenity of the occupants. While the Commission agreed with the Inspector that the proposed dormer would not give rise to overlooking of neighbouring properties, the Commission did not concur with the Inspector's view that the overall design as proposed in the documentation submitted with the application is in accordance with the assessment criteria set out in Section 14.10.2.5 in relation to the required set back from the gables and party boundaries and set down from the ridge.

As did the Inspector, the Commission considered that the dormer represents a departure from the character of roof profiles in the area however the Commission

considered that the dormer as proposed with an external dimension c. 4.5m in width on a roof of c. 6.6m in length without a set down from the eaves would be excessive in terms of overall massing, bulk and prominence on the roof plane and determined therefore that the reduction in scale and the reestablishment of the existing roof ridge as the dominant roof feature as required in Condition number 3 (as amended) is reasonable and appropriate in the interests of visual amenity and in the interest of proper planning and sustainable development of the area.