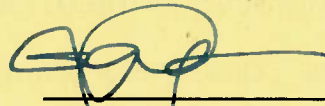


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The submissions on this file and the Inspector's report were considered at a meeting held on 08 June 2026.

The Commission decided, in a 2:1 majority decision to refuse permission for the following reasons and considerations.

**Planning Commissioner:**



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**Emer Maughan**

**Date:**

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

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the design, dimensions and bulk of the dormer relative to the size of the dwelling, the character of the streetscape and the lack of roof variations on the surrounding streetscape it is considered that the proposed development for a front dormer with an external dimension of 3 metres would be excessive in size, visually incongruous and overly dominant in the principal roof plane. The

proposed development would negatively impact on the form of the existing semi detached pair of houses and the established character of the streetscape due to its design, position on the roof relative to the overall building block, impact and bulk and would therefore be contrary to Section 12.3.7.1 (iv) of the Dun Laoghaire Rathdown Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission considered the totality of documentation in relation to this application and appeal including a review of the extant permission granted under D25A/0588/WEB. The Commission agreed with the Inspector's assessment that inserting a dormer window of the size proposed into one half of a hipped roof would impact on the form and character of the existing pair of semi detached houses by reason of its size. The Commission considers that inserting a dormer window of the size proposed into a roof that will be altered to a gable roof will also impact the form and character of the existing pair of houses and the wider streetscape where there is no precedent for either front dormers or gable ended roofs. Notwithstanding the extant permission for which the planning authority accepted the principle of changing the hipped end of the roof and the insertion of a front dormer, the Commission disagrees with the significant weight the Inspector attached to the established baseline of the extant permission in concluding that the difference between the previously approved development and the proposed development is negligible. The Commission considers that the current proposal, when assessed on its own merits, is excessive in size, visually incongruous and an overly dominant intervention into the principal roof plane on the front of the

building which would adversely affect the character of the pair of semi detached houses and the established character of the streetscape.