



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000715**  
**PL-500982-DF-26**

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The submissions on this file and the Inspector's report were considered at a meeting held on 12 June 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 5** as follows

The proposed front dormer widow shall be reduced in width by a minimum of 0.5m from each end of the extension element to the north and south. Prior to the commencement of development, revised plans and details in this regard shall be submitted to and agreed in writing with the Planning Authority

**Reason:** In the interests of visual amenity.

**Planning Commissioner:**

**Stephen Bohan**

**Date:**

**15<sup>th</sup> day of June 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 lowering the position of the rear dormer window and the removal of the widening of the existing front elevation 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 5 (a) and (b) requiring the removal of the expanded front dormer and the lower positioning of the proposed rear dormer window is, therefore, not warranted and an amended wording for Condition 5 is an appropriate response.