

The submissions on this file and the Inspector's report were considered at a meeting held on 21 August 2026.

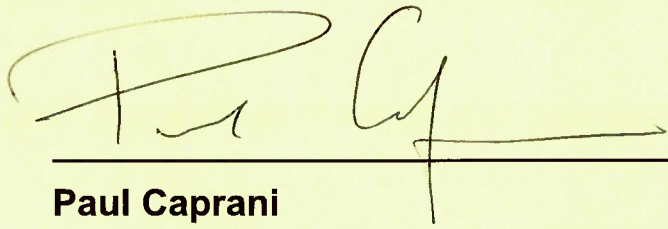
The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The proposed dormer, by reason of scale and design, would not accord with the provisions of BFP1 and 5 of the 2025 SDCC House Extension Design Guide and Policy H14 of the South Dublin County Development Plan 2022-2028 in relation to dormer extensions, and would be visually discordant within the existing streetscape and as viewed from neighbouring dwellings, by reason of the increase in ridge height and alteration to the profile of the roof pitch. The proposal, if permitted, would set an undesirable precedent in terms of visual amenity and

would therefore be contrary to the proper planning and sustainable development of the area.

Planning Commissioner:



Paul Caprani

Date:

25th day of August 2026