



The submissions on this file and the Inspector's report were considered at a meeting held on 11 August 2026.

The Commission decided generally in accordance with the Inspector's recommendation, that the determination of the relevant application as if it had been made to the Coimisiún in the first instance would not be warranted and that based on the reasons and considerations set out below, the Planning Authority should be directed under subsection (1) of section 139 of the Planning and Development Act, 2000, as amended, to amend condition number 2 as follows, for the reasons, considerations and conditions.

Condition No. 2

'Prior to the commencement of development the applicant shall submit for the written agreement of the Planning Authority, revised drawings providing for the following modifications:

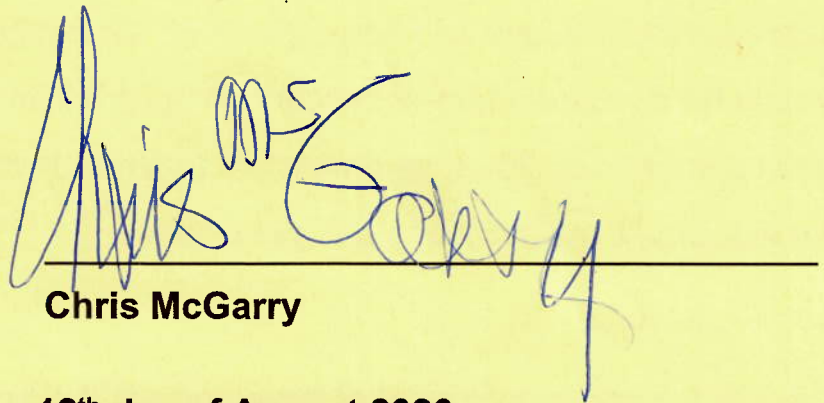
- (a) The redesign of the rear roof plane dormer in order to provide a minimum set back of 0.5m from the party boundary with No. 20 Atkinson Drive and from the southwestern gable of the subject dwelling house; and
- b) revised window pattern to reflect the amendments to the rear dormer.

Reason: In the interests of visual amenity and orderly development.'

Reasons and Considerations

Having regard to the design of the proposed development, it is considered that subject to the modification to condition number 2, as indicated above, that the proposed development, would be in accordance with the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and would be acceptable in terms of the visual amenities of the area, would not set an unacceptable precedent in the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Planning Commissioner:



Chris McGarry

Date:

12th day of August 2026