



An
Coimisiún
Pleanála

Commission Direction
CD-001146
PL-501310-DS-26

The submissions on this file and the Inspector's report were considered at a meeting held on 25th August 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 to:

Amend condition number 2(a) as follows:

The height of the dormer shall not exceed the ridge line of the roof

Reason: In the interests of visual amenity.

Planning Commissioner:

Emer Maughan

Date:

28th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the guidance contained in Appendix 18, Section 5.0 of the Dublin City Development Plan 2022-2028 in relation to attic conversions and dormer windows, the form and design of the proposed dormer extension and the absence of any significant negative effects on properties in the vicinity or on the amenities of the area, it is considered that the imposition of a reduction in height of 0.2m is not warranted and that it is excessive, in that it would render the proposed development unviable.