

The submissions on this file and the Inspector's report were considered at a meeting held on 17 August 2026.

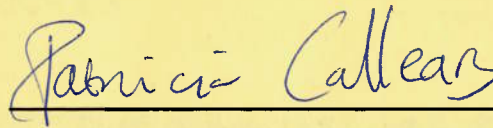
The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Amend condition no.2 to read as follows:

The dormer structure shall be set down below the existing ridge level of the dwelling, generally in accordance with the South (rear) elevation presented on Drawing number 01 (OF 1) Rev A (Planning Application Drawing, dated March 2006) submitted with the application. Prior to the commencement of the development, revised drawings of the North (front), side and section, to align with the details presented on the South (rear) elevation that show the top of the dormer the existing ridge level of the dwelling, shall be submitted to and agreed in writing with the planning authority.

Reason: In the interest of the visual amenities and orderly development.

Planning Commissioner:



Patricia Calleary

Date:

17th day of August 2026

Reasons and Considerations

Having regard to the pattern of development in the area and to the provisions of the Fingal Development Plan 2023-2029, including Section 14.10.2.5, it is considered appropriate to position the dormer below the existing ridge level of the dwelling, however, it is not considered necessary to position it 300mm below as this distance is not specified in policy. In reviewing the planning application drawings, the Commission noted that the dormer is shown positioned below the ridge level on the rear elevation and considered this to be appropriate. For reasons of clarity, and noting discrepancies between this rear elevation and the side elevation and section shown on the relevant planning drawing, the Commission was satisfied that this matter should be addressed by condition requiring revised drawings of the North (front), side and section, to align with the details presented on the South (rear) elevation that show, where visible, the top of the dormer below the ridge level of the dwelling.

In deciding not to accept the inspector's recommendation to remove the condition in its entirety, the Commission considered the Commission's amended condition, reflecting that presented on the North (rear) elevation and which aligns with

Section 14.10.2.5 of the Fingal Development Plan to be a reasonable requirement in the context of the stated policy.