



An
Coimisiún
Pleanála

Commission Direction
CD-001331
PL-501587-DF-26

The submissions on this file and the Inspector's report were considered at a meeting held on 25 September 2026.

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

ATTACH Condition 2

AMEND Condition 3, as follows:

Condition 3

- (a) The rear dormer shall be set down a minimum of 0.1m from the existing ridge of the principal dwelling and shall be centrally positioned on the roof structure.
- (b) The proposed window to the rear dormer structure shall be no more than 1.1m in height and 1.7m in width, to match existing fenestration.

Planning Commissioner:


MaryRose McGovern

Date:

28th day of September 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Fingal County Development Plan 2023-2029, to the “RS – Residential” land use zoning for the subject site, which seeks to provide for residential development, and to protect and improve residential amenity, to Section 14.10.2.5 (Roof Alterations including Attic Conversions and Dormer Extensions) which states that such proposed development will be assessed against a number of criteria, including the character and size of the structure, its position on the streetscape and proximity to adjacent structures, existing roof variations on the streetscape, visibility of proposed roof end, and harmony with, *inter alia*, adjacent structures and prominence, and having regard to the pattern of development in the area, to the design and scale of the proposed front dormer extension, and to the corner location of the subject site, which is visible and prominent from several angles within the immediate vicinity, it is considered that the proposed front dormer extension would be incongruous and would fail to harmonise with the adjacent structures, and would also, by reason of the cumulative impact of the permitted dormer window to the rear, give rise to significant massing and visual prominence, at this corner location on the streetscape, contrary to Section 14.10.2.5 of the plan. The proposed front dormer would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector’s recommendation to remove Condition 2, the Commission considered the pattern of roof dormer development in the surrounding area, including the rear roof dormers at 6 Riverview Green and 4 Riverview Gardens, included in the Inspector’s photographs. The Commission noted the Inspector’s observation that there are no front roof dormers within the

three separate streets which together comprise Riverwood Green, and that neither are there front roof dormers present on any of the dwellings fronting the estate access roads, at Riverwood View and Riverview Gardens. The Commission did not share the opinion of the Inspector, that views of the front elevation and roof plane of the subject site are limited at its corner location. The Commission agreed with the planning authority that due to the prominent corner site location, the size and scale of the proposed front dormer would be excessive, overly dominant on the existing roofscape, and would be disruptive to the overall visual amenity of the established streetscape. The Commission also agreed with the planning authority that a front dormer at this location would detract from and seriously injure the visual amenities of the area.

Having regard to the development plan objectives supporting domestic extensions, to the provisions of Section 14.10.2.5 of the plan, to the nature and scale of the proposed rear roof dormer, and to the pattern of development in the area, it is considered that that subject to the amendment of the Planning Authority's Condition 3 as specified above, the proposed rear roof dormer at this location, would be legible as development to the rear of the dwelling, and would not give rise to negative impacts on the residential amenities of the area. The rear dormer development would, therefore, be in accordance with the proper planning and sustainable development of the area.