

An
Coimisiún
Pleanála

Commission Direction
CD-001382
PL-501747-DF-26

The submissions on this file and the Inspector's report were considered at a meeting held on 02 October 2026.

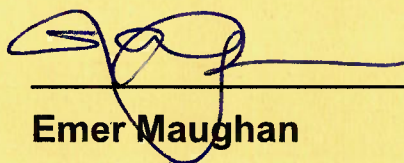
The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

Amend condition number 06 as follows

The rear dormer shall be set down below the ridge tile of the existing roof

Reason: In the interests of visual amenity.

Planning Commissioner:



Emer Maughan

Date:

6th day of October 2026

DRAFT WORDING FOR ORDER

Having regard to the design of the proposed development and the precedent examples in terms of width, it is considered that the amendment of condition number 6, as indicated above, would be in accordance with the provisions of the Fingal Development Plan 2023-2029 as varied and would not result in a development which would dominate the roofscape in accordance with Section 14.10.2.5 (Roof Alterations including Attic Conversions and Dormer Extensions), 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.