

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0155

Appeal by James and Jessica Coates of 210 Barton Road East, Dundrum, Dublin against the decision made on the 16th day of April, 2025 by Dún Laoghaire-Rathdown County Council to grant permission subject to conditions in accordance with plans and particulars lodged with the said Council.

Proposed Development: The conversion of the attic space into a storage area with a flat roof dormer window to the rear, a new gable window, new access stairs and alterations to the existing driveway discharging onto the public road, including all associated site works at 210 Barton Road East, Dundrum, Dublin.

Decision

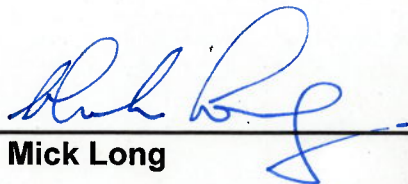
Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to **AMEND** condition number 2 so that it shall be as follows for the reason set out.

2. The rear dormer shall be reduced in height from the ridgeline by 200 millimetres and reduced in width by 250 millimetres on the western side to provide a one metre set back from the adjoining property.

Reason: In the interest of visual amenity.

Reasons and Considerations

Having regard to the residential land use zoning for the site, and to the pattern of development in the area, it is considered that the proposed rear dormer and associated works by reason of its scale, nature and design, and its location with respect to the adjoining and neighbouring properties, would not detract from the character of the dwelling and would not seriously injure the amenities of the area or of property in the vicinity by reason of overlooking or loss of privacy and would comply with Section 12.3.7.1.(iv) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. Amendment of the planning authority's condition number 2 is, therefore, warranted.



Mick Long

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 10th day of September 2025.