



Planning and Development Act 2000, as amended

Planning Authority: Dun Laoghaire Rathdown County Council

Planning Register Reference Number: D25B/0133/WEB

Appeal by Thomas Griffin care of Angus Black of Make A Home, 20 Harcourt Street, Dublin against the decision made on the 2nd day of May, 2025 by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission is sought for the construction of a dormer window and one number rooflight to the rear elevation roof and one number rooflight to the front elevation lower roof at 38 Cedarmount Road, Blackrock, County Dublin.

Decision

Having regard to the nature of the condition number 2, 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 reasons set out.

2. Prior to the commencement of the development, the developer shall submit revised drawings, for the written approval of the planning authority, to show the following changes:
- (a) The width of the proposed rear dormer, measured externally, shall be reduced to no more than 4.5 metres.
 - (b) The dormer shall be set down from the existing roof ridge level by at least 150 millimetres and shall have a horizontal rather than sloping flat roof.
 - (c) The width of the dormer window shall be reduced to no more than 2.5 metres, and it shall be split vertically by glazing bars into three panes.
 - (d) Any necessary consequential adjustments shall be made to the position of the proposed rear roof light.

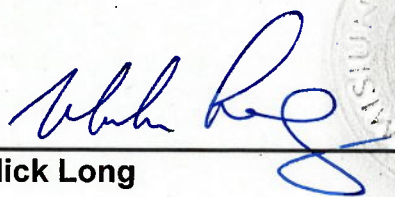
Reason: In the interest of visual and residential amenity.

Reasons and Considerations

Having regard to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, including Objective A which pertains to the application site and Section 12.3.7.1 (iv) pertaining to roof alterations and extensions, and to the nature, form, scale and design of the proposed development, it is considered that, subject to the amendment of Condition 2 as indicated above, the development would not seriously injure the visual or residential amenities of the area and would be in accordance with the proper planning and sustainable development of the area.



The Commission noted the recommendation of the Inspector to reduce the width of the proposed dormer to 3.5m but was satisfied that the 4.5m width of the proposed dormer to the rear of the house, as proposed by the planning authority, would not be unduly bulky and prominent and would be adequately set back from the adjacent dwelling.



Mick Long

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 16th day of September 2025.