

An
Coimisiún
Pleanála

Commission Order
ACP-323176-25

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2041/25

Appeal by Alistair MacDonald and Vanessa Bainbridge care of Kevin Tiernan of 19 Aranleigh Gardens, Rathfarnham, Dublin against the decision made on the 3rd day of July, 2025 by Dublin City Council in relation to the application for permission for development comprising of attic conversion for storage including a rear dormer, conversion of existing garage for extended living with new window to front elevation at 29 Belmont Gardens, Donnybrook, Dublin in accordance with the plans and particulars lodged with the said Council. The decision of the Council was to grant, subject to conditions, a permission for the conversion of existing garage for extended living with new window to front elevation and to refuse permission for the attic conversion for storage including rear dormer.

Decision

GRANT permission for the conversion of the existing garage for extended living with new window to front elevation in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below. REFUSE

permission for the Attic conversion for storage including a rear dormer for the reasons and considerations marked (2) under.

Reasons and Considerations (1)

Having regard to the Dublin City Development Plan 2022-2028 and in particular to the Z1 zoning pertaining to the site and the provisions of Appendix 18 concerning ancillary residential accommodation, it is considered that, subject to compliance with the conditions set out below, the proposed development comprising the conversion of the garage for extended living with new window to front elevation would not seriously injure the visual or residential amenity of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of the materials, colours and textures of all the external finishes of the proposed new window in the front elevation shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. Prior to commencement of works, the developer shall submit to and agree in writing with the planning authority a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction and demolition waste.

Reason: In the interest of public safety and amenity.

4. The existing house and the extended living area shall be used as a single dwelling unit only.

Reason: To ensure that the development will not be out of character with existing residential development in the area.

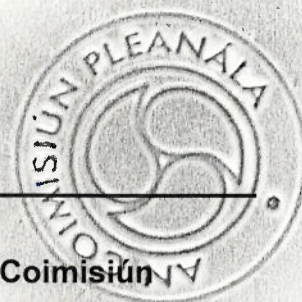
Reasons and Considerations (2)

2. Having regard to the Dublin City Development Plan 2022-2028 and in particular to the Z1 zoning pertaining to the site and the provisions of Appendix 18 Section 5 Attic Conversions/Dormer Windows, it is considered that, the proposed development comprising the conversion of the attic for storage would be over dominant in appearance and give the impression of a flat roof and therefore would be contrary to proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation regarding the attic conversion for storage the Commission agreed with the Inspector that due to its size and position, the dormer would add an unsympathetic feature to the rear elevation of the dwelling, would not be visually subordinate to the roof slope and would obscure a substantial area of the roof but considered that this could not be overcome by a condition restricting the overall width of the dormer.


Marie O'Connor

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



Dated this 02 day of December 2025