



An  
Coimisiún  
Pleanála

Commission Order  
ACP-323465-25

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**Planning and Development Act 2000, as amended**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: FW25A/0265E**

**Appeal** by Nasir Awan of 34 Riverwood Chase, Castleknock, Dublin against the decision made on the 7<sup>th</sup> day of August, 2025 by Fingal County Council to refuse permission.

**Proposed Development:** Retention for as built alterations to previously approved application (planning register reference number FW22A/0017). Attic conversion, to include three number Velux rooflights to front, and construction of dormer window to rear. Removal of hip end roof, and gabling side elevation to accommodate same. The application seeks to retain the dormer window to rear with as-constructed external width of 4.45 metres, and the as-constructed three number Velux windows to front, all at 34 Riverwood Chase, Castleknock, Dublin.

## **Decision**

**GRANT permission for the above development based on the reasons and considerations under and subject to the conditions set out below.**

## Reasons and Considerations

Having regard to the RS Residential Zoning of the site under the Fingal County Development Plan 2023-2028, the planning history for the dwelling, and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the as-built development, including the dormer extension to the rear of the house and the Velux windows to the front, by reason of its limited additional scale to that previously permitted, and location facing a cul de sac to the rear, would be in keeping with the character of the dwelling, and would not seriously injure the amenities of the area or of property in the vicinity by reason of overbearance, overlooking or loss of privacy. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained 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.

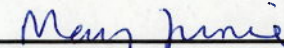
**Reason:** In the interest of clarity.

2. Apart from any departure specifically authorised by this permission, the development shall comply with the conditions of the parent permission (planning register reference number FW22A/0017), unless the condition set out hereunder specifies otherwise.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out and retained in accordance with the previous permission.

3. A drawing showing the as-built floor plan, elevation (including fenestration) and section of the dormer extension with clearly marked dimensions shall be submitted to the planning authority within three months of the date of this Order.

**Reason:** In the interest of clarity.

  
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Mary Gurrie

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



Dated this 26 day of November 2025.