

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25B/0347/WEB

Appeal by Tristam Riordan care of Carol Forbes 4bes Design Services of 38 Larkfield Avenue, Lucan, County Dublin against the decision made on the 8th day of August 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.

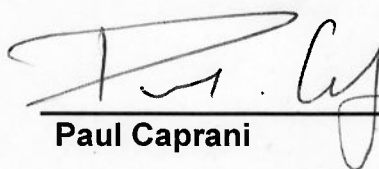
Proposed Development: Conversion of existing attic space comprising of modification of existing roof structure, raising of existing gable c/w window, new access stairs, two number roof windows to the front and flat roof dormer to the rear at 25, Ferncarrig Avenue, Sandyford, Dublin.

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 REMOVE condition number 2 and the reasons therefor.

Reasons and Considerations

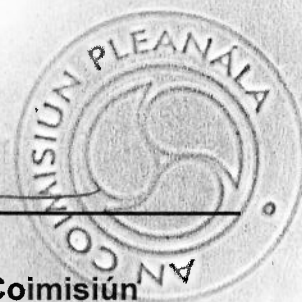
Having regard to the residential land use zoning of the site in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, and the development management criteria for alterations to roof profiles and dormers in Section 12.3.7.1, the location of the development and the pattern of development in the area, it is considered that the design of the proposed development is in keeping with the character of the dwelling and will not detract from the surrounding area or have a negative impact on the visual amenity of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.



Paul Caprani

Planning Commissioner of An Coimisiún

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



Dated this *9th* day of *December* 2025.