

An  
Coimisiún  
Pleanála

Commission Order  
ACP-323548-25

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

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: FW25A/0277E**

**Appeal** by Declan Baxter of 88 Pecks Lane, Castleknock, Dublin against the decision made on the 21<sup>st</sup> day of August, 2025 by Fingal County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Planning permission for attic conversion with hip to gable roof and three metre, dormer to rear roof to accommodate stairs to allow access to attic conversion as non-habitable storage space with roof windows to front and gable window to side, all with associated ancillary works at 88 Pecks Lane, Castleknock, 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

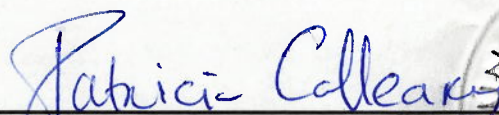
**(1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 2 so that it shall be as follows for the reason set out.**

2. The developer shall amend the design of the proposed development so that the dormer structure shall be set down a minimum 300 millimetres from the ridge of the roof of the dwelling. Revised drawings showing same shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

**Reason:** In the interest of visual amenity.

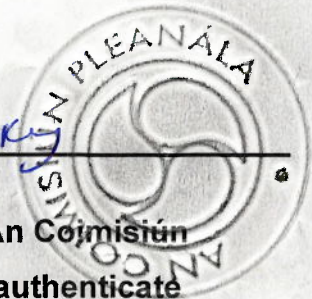
## **Reasons and Considerations**

Having regard to the residential land use zoning for the site, the pattern of development in the area, it is considered that the proposed development and in particular the roof dormer, by reason of the excessive height of the dormer window in relation to the ridge height of the existing house would appear overly dominant on the profile of the roof. The planning authority's condition number 2(c) requiring that the dormer structure to be set down a minimum of 300 millimetres from the ridge of the roof of the dwelling is therefore warranted.



**Patricia Calleary**

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



**Dated this 26<sup>th</sup> day of November 2025**