

An  
Coimisiún  
Pleanála

Commission Order  
ACP-323734-25

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

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD25B/0442W**

**APPEAL** by Margaret Kenny against the decision made on the 1<sup>st</sup> day of September 2025 by South Dublin County Council to grant, subject to conditions, a permission to Su and Alan Sullivan in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** The construction of a flat-roofed dormer with rooflight to the west side; external insulation to existing walls; solar panels on east-facing roof of existing 1.5-storey bungalow; and all associated site works at 11 Loreto Terrace, Grange Road, Rathfarnham, Dublin.

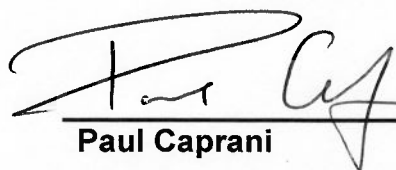
## **Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## Reasons and Considerations

It is considered that the proposed extension, by reason of its excessive size and scale, would be over dominant in appearance and would have an overbearing impact on property in the vicinity. The Commission did not consider that the proposed dormer extension complied with the provisions of Built Form Principle (BFP) 5 – Roof Alterations and Extensions of the South Dublin County Council House Extension Design Guide, in that the proposed extension would not be of an appropriate scale to be subsidiary to the roof slope. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission had concerns that the overall size and scale, and particularly the length of the proposed dormer extension is such that it would result in a visually incongruous addition to the dwelling and would have an overbearing impact on the amenity of adjoining dwellings. The Commission also considered that the design and size of the dormer extension would not comply with the requirements of the South Dublin County Council House Extension Design Guide 2025.



**Paul Caprani**

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



Dated this 22<sup>nd</sup> day of January 2026.