



An
Coimisiún
Pleanála

Commission Order
PL-500668-DS

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5503/25

Appeal by Oliver and Katryn Pugh against the decision made on the 17th day of December, 2025 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: The raising of the existing gable wall and forming a new roof (straight ridge) with dormer structure to the rear and associated works. The space will consist of new habitable bedroom with en-suite bathroom. There are three Velux windows proposed on the front elevation, all at 36 Lavarna Road, Terenure, 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, as amended, to AMEND condition number 3 so that it shall be as follows for the reason set out.

3. (a) Only one Velux roof light shall be permitted on the roof slope.
- (b) All external finishes of the roof shall harmonise with the existing finishes in terms of materials and colour.

Reason: In the interest of visual amenity.

Reasons and Considerations

The Commission had regard to the planning policies and objectives set out in the Dublin City Development Plan 2022-2028, in particular, the provisions in relation to attic conversions and dormer windows as set out in Sections 4, 5 and Table 18.1 of Appendix 18 (Ancillary Residential Accommodation).



Tom Rabbette

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

Dated this ^{1st} day of ^{April} 2026.