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

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F25A/1050E**

**Appeal** by Anna McGrath against the decision made on the 12<sup>th</sup> day of January, 2026 by Fingal County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

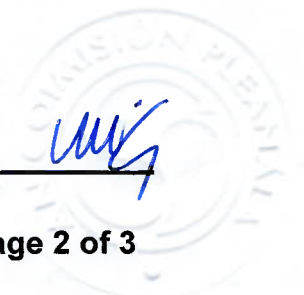
**Proposed Development:** Attic conversion with dormer to rear roof to accommodate stairs to allow access to attic conversion as non-habitable storage space with roof windows to front all with associated ancillary works, all at 37 Rahillion Drive, Donabate, County Dublin.

## **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 2 so that it shall be as follows for the reason set out.**

2. The proposed development shall be carried out as follows:
- (a) The external width of the dormer extension hereby approved shall not exceed 4.1 metres in width and shall be set down from the ridge and set back from the eaves as per the submitted drawings.
  - (b) The proposed dormer shall be finished in concrete/brick tiles in brown or dark grey colour, unless otherwise agreed in writing with the planning authority.

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



## Reasons and Considerations

Having regard to the residential land use zoning for the site, and the pattern of development in the area, it is considered that, by reason of its scale, nature and design, and its location with respect to adjoining properties, the proposed dormer window would not detract from the character of the dwelling, would not seriously injure the residential or visual amenities of the area or of property in the vicinity, and would not be contrary to the provisions of the Fingal Development Plan 2023-2029. The planning authority's condition number 2 (a) requiring the reduction in scale of the proposed dormer window is, therefore, not warranted. Furthermore, the revisions to the finish of the dormer extension, as proposed by the applicant in the first party appeal, are deemed to be acceptable and in accordance with the visual amenity of the area.



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**Liam McGree**

**Planning Commissioner of An Coimisiún**

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



Dated this 27<sup>th</sup> day of April 2026.