

An
Coimisiún
Pleanála

Commission Order
PL-501266-SD-26

Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

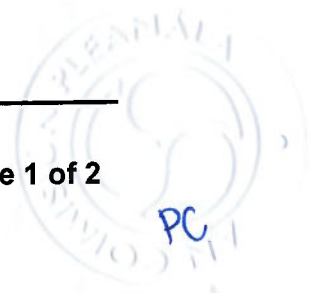
Planning Register Reference Number: SD26B/0056W

APPEAL by Myroslav Oleksyshyn against the decision made on the 1st day of April 2026 by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: Modifications to a previously granted permission (SD25B/0061W), to include construction of a dormer to the rear pitch of the roof and associated revisions to the internal layout, of the existing two storey semi-detached house at 15, Knocklyon Park, Templeogue, Dublin.

Decision

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



Reasons and Considerations

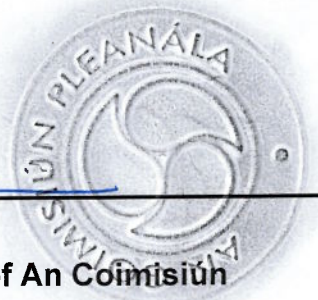
The proposed dormer, by reason of scale and design, would not accord with the provisions of BFP1 and 5 of the 2025 SDCC House Extension Design Guide and Policy H14 of the South Dublin County Development Plan 2022-2028 in relation to dormer extensions, and would be visually discordant within the existing streetscape and as viewed from neighbouring dwellings, by reason of the increase in ridge height and alteration to the profile of the roof pitch. The proposal, if permitted, would set an undesirable precedent in terms of visual amenity and would, therefore, be contrary to 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 25th day of August 2026