

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D26B/0119/WEB

Appeal by Emma and Gary Curran against the decision made on the 23rd day of April, 2026 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Attic conversion for storage, including three dormer windows to the front roof slope and dormer to the rear roof slope at 19 Atkinson Drive, Belmont, Stepside, 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.

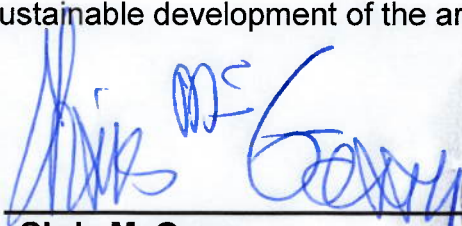
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Reasons and Considerations

2. Prior to the commencement of development, the developer shall submit, for the written agreement of the planning authority, revised drawings providing for the following modifications:
- (a) The redesign of the rear roof plane dormer in order to provide a minimum set back of 0.5 metres from the party boundary with Number 20 Atkinson Drive and from the southwestern gable of the subject dwelling house; and
 - (b) revised window pattern to reflect the amendments to the rear dormer.

Reason: In the interests of visual amenity and orderly development.

Having regard to the design of the proposed development, it is considered that subject to the modification to condition number 2, as indicated above, that the proposed development, would be in accordance with the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and would be acceptable in terms of the visual amenities of the area, would not set an unacceptable precedent in the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.



Chris McGarry

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

Dated this 12th day of August 2026