



Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1551/26

Appeal by Áine Hennessy against the decision made on the 29th day of April, 2026 by Dublin City Council to grant, subject to conditions, a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a dormer window in the main roof to the rear of the house and the provision of a rooflight in the main roof to the front of the house at 322 Clonard Road, 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(a) so that it shall be as follows for the reason set out.

2(a). The height of the dormer shall not exceed the ridge line of the roof.

Reason: In the interests of visual amenity.

Reasons and Considerations

Having regard to the guidance contained in Appendix 18, Section 5.0 of the Dublin City Development Plan 2022-2028 in relation to attic conversions and dormer windows, the form and design of the proposed dormer extension and the absence of any significant negative effects on properties in the vicinity or on the amenities of the area, it is considered that the imposition of a reduction in height of 0.2 metres is not warranted and that it is excessive, in that it would render the proposed development unviable.



Emer Maughan

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

Dated this 28th day of August 2026.