



Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: FW26A/0086

Appeal by Joanne Cullinane and Kevin Macken against the decision made on the 28th day of April 2026, by Fingal County Council to grant permission, subject to conditions, in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a two-storey extension to the front and also an attic conversion to include realignment of the hipped roof profile to a gable roof, with a dormer window extension to the rear roof surface and three number flat windows to the front roof surface. Application to include window alterations to the front and side gable walls with three additional windows to the side gable wall all at number 12 Riverwood Green, Castleknock, 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 below.

2. The dormer structure shall be set down below the existing ridge level of the dwelling, generally in accordance with the South (rear) elevation presented on Drawing number 01 (OF 1) Rev A (Planning Application Drawing, dated March 2006) submitted with the application. Prior to the commencement of the development, revised drawings of the North (front), side and section, to align with the details presented on the South (rear) elevation that show the top of the dormer the existing ridge level of the dwelling, shall be submitted to and agreed in writing with the planning authority.

Reason: In the interest of the visual amenities and orderly development.

Reasons and Considerations

Having regard to the pattern of development in the area and to the provisions of the Fingal Development Plan 2023-2029, including Section 14.10.2.5 (Roof Alterations including Attic Conversions and Dormer Extensions), it is considered appropriate to position the dormer below the existing ridge level of the dwelling, however, it is not considered necessary to position it 300 millimetre below as this distance is not specified in policy. In reviewing the planning application drawings, the Commission noted that the dormer is

shown positioned below the ridge level on the rear elevation and considered this to be appropriate. For reasons of clarity, and noting discrepancies between this rear elevation and the side elevation and section shown on the relevant planning drawing, the Commission was satisfied that this matter should be addressed by condition requiring revised drawings of the North (front), side and section, to align with the details presented on the South (rear) elevation that show, where visible, the top of the dormer below the ridge level of the dwelling.

In deciding not to accept the Inspector's recommendation to remove the condition in its entirety, the Commission considered the Commission's amended condition, reflecting that presented on the North (rear) elevation and which aligns with Section 14.10.2.5 (Roof Alterations including Attic Conversions and Dormer Extensions) of the development plan to be a reasonable requirement in the context of the stated policy.

Patricia Callear

Patricia Callear

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this *21st* day of *August* 2026