

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: FW26A/0158E

Appeal by Graham Fennell and Rebecca Fennell Connolly against the decision made on the 5th day of June 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: Planning permission for the re-modelling of the existing roof to change the hipped design to a gabled design, including a dormer window at the front and rear of the roof and a rooflight at the rear of the roof and the insertion of two new windows at the gable side of the house, replacing one existing window and all associated site works at 32 Riverwood Green, Dublin.

Decision

Having regard to the nature of the conditions 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 ATTACH condition number 2 and AMEND condition number 3 so that it shall be as follows for the reason set out.

Conditions

3. The developer shall amend the design of the proposed development to accord with the following:
 - (a) the rear dormer shall be set down a minimum of 0.1 metres from the existing ridge of the principal dwelling and shall be centrally positioned on the roof structure;
 - (b) the proposed window to the rear dormer structure shall be no more than 1.1 metres in height and 1.7 metres in width, to match existing fenestration.

Reason: In the interest of clarity, residential and visual amenity and the proper planning and sustainable development of the area.

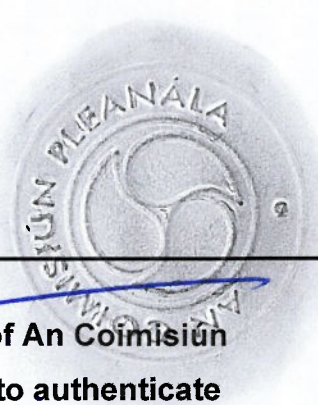
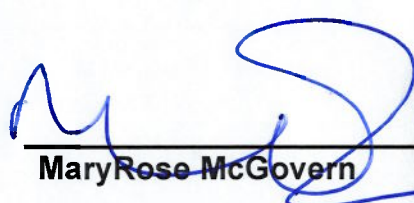
Reasons and Considerations

Having regard to the development plan objectives supporting domestic extensions, to the provisions of Section 14.10.2.5 of the plan, to the nature and scale of the proposed rear roof dormer, and to the pattern of development in the area, it is considered that, subject to the amendment of the planning authority's Condition 3 as specified above, the proposed rear roof dormer at this location, would be legible as development to the rear of the dwelling, and would not give rise to negative impacts on the residential amenities of the area. The rear dormer development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Having regard to the provisions of the Fingal County Development Plan 2023-2029, to the “RS – Residential” land use zoning for the subject site, which seeks to provide for residential development, and to protect and improve residential amenity, to Section 14.10.2.5 (Roof Alterations including Attic Conversions and Dormer Extensions) which states that such proposed development will be assessed against a number of criteria, including the character and size of the structure, its position on the streetscape and proximity to adjacent structures, existing roof variations on the streetscape, visibility of proposed roof end, and harmony with, inter alia, adjacent structures and prominence, and having regard to the pattern of development in the area, to the design and scale of the proposed front dormer extension, and to the corner location of the subject site, which is visible and prominent from several angles within the immediate vicinity, it is considered that the proposed front dormer extension would be incongruous and would fail to harmonise with the adjacent structures, and would also, by reason of the cumulative impact of the permitted dormer window to the rear, give rise to significant massing and visual prominence, at this corner location on the streetscape, contrary to Section 14.10.2.5 of the plan. The proposed front dormer would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector’s recommendation to remove Condition 2, the Commission considered the pattern of roof dormer development in the surrounding area, including the rear roof dormers at 6 Riverview Green and 4 Riverview Gardens, included in the Inspector’s photographs. The Commission noted the Inspector’s observation that there are no front roof dormers within the three separate streets which together comprise Riverwood Green, and that neither are there front roof dormers present on any of the dwellings fronting the estate access roads, at Riverwood View and Riverview Gardens. The Commission did not share the opinion of the Inspector, that views of the front elevation and roof plane of the subject site are limited at its corner location.

The Commission agreed with the planning authority that due to the prominent corner site location, the size and scale of the proposed front dormer would be excessive, overly dominant on the existing roofscape, and would be disruptive to the overall visual amenity of the established streetscape. The Commission also agreed with the planning authority that a front dormer at this location would detract from and seriously injure the visual amenities of the area.



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

Dated this 28th day of September 2026