

An  
Coimisiún  
Pleanála

## Inspector's Report

**ACP-323178-25**

<b>Development</b>	Permission for conversion of existing attic space comprising of modification of existing roof structure, new A-style roof side dormer window c/w window, new access stairs and flat roof dormer to the rear.
<b>Location</b>	18 Ravenswell, Rush, Co. Dublin K56 X850.
<b>Planning Authority</b>	Fingal County Council.
<b>Planning Authority Reg. Ref.</b>	F25A/0440E.
<b>Applicant(s)</b>	Bryan & Deborah Moore.
<b>Type of Application</b>	Permission.
<b>Planning Authority Decision</b>	Grant Permission.
<b>Type of Appeal</b>	First Party.
<b>Appellant(s)</b>	Bryan & Deborah Moore.
<b>Observer(s)</b>	None.
<b>Date of Site Inspection</b>	10 <sup>th</sup> October, 2025.

**Inspector**

Aiden O'Neill.

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## **1.0 Site Location and Description**

- 1.1 The proposed development site, 0.022ha in area, is located in the established residential estate of 67no. dwellings known as Ravenswell, in the northern area of the self-sustaining town of Rush. It comprises a two-storey 3-bed semi-detached corner/end-of-row dwelling, with feature bay window to the front ground floor, single-storey ground floor rear extended kitchen area, c. 103.05m<sup>2</sup> in area, with a hipped roof, c. 7.6m in height to ridge level. There is a wooden shed in the rear garden area.
- 1.2 The dwelling is bounded to the west by a c. 2m pebble dashed and capped wall with piers. To the east is no. 19 Ravenswell, separated by a part brick wall/low wooden fence/hedge; to the south is no. 17 Ravenswell; and to the north is the gable of no. 67 Ravenswell. To the west of the boundary wall is the estate access road that connects to Palmer Road further south, with the access road also serving Thorn Chase residential estate to the north-west.

## **2.0 Proposed Development**

- 2.1 The proposed development will consist of the conversion of existing attic space comprising a modification of the existing roof structure, new A-style roof side dormer c/w window, new access stairs and a flat roof dormer to the rear. There is also a proposed rear rooflight shown on the planning drawings. The total floorspace of the proposed works is 23.57m<sup>2</sup>.
- 2.2 Both the new A-style roof side dormer c/w window, and rear flat roof dormer sit c. 0.3m below the ridge level of the existing roof. It is stated that the windows, roof tiles and finish are to match the existing dwelling. The window to the new A-style roof side dormer is 0.6m in length and will be fitted with obscured glass. The double window to the rear flat roof dormer is 1.8m in length. The side and rear dormer extensions are c. 3m in width.
- 2.3 There is no dimension of the proposed attic ceiling height indicated on the drawings, but it is scaled off the drawing at c. 2.2m.

## **3.0 Planning Authority Decision**

### **3.1 Decision**

The Planning Authority granted permission on 8<sup>th</sup> July, 2025, subject to 8no. conditions.

#### **3.1.1. Conditions**

Of the 8no. conditions, the following is of note:

Condition 1: The rear dormer component of the proposed development shall be omitted.

Reason: In the interest of residential and visual amenity.

### **3.2. Planning Authority Reports**

#### **3.2.1. Planning Reports**

The report of the Senior Executive Planner dated 8<sup>th</sup> July, 2025 notes the following:

- Residential extensions are considered acceptable in principle in RS zoned lands subject to compliance with the relevant policies and objectives of the Plan.
- The principle of a dormer structure and roof lights at this location is considered acceptable.
- The proposed side dormer is set down 0.3m from the ridge and does not comprise an overly dominant feature in the alterations to the roof structure will be visible from the surrounding public streetscape.
- There is no dwelling to the west, therefore the positioning of the side dormer will not result in overlooking or loss of privacy.
- The overall scale and mass of the proposed flat roof dormer raises concerns.
- A rear and side dormer are not considered appropriate as the dwelling is positioned at the end of a row of dwellings and is visible from the roadside.

- It is requested to be removed to address concerns regarding visual dominance and mass.
- It is unclear what the attic space is being converted to, and the internal floor to ceiling measurement is not shown. The use of the room for storage/non-habitable use is normally acceptable. In order to be used as habitable space, the attic will need to comply with Building Control Regulations.
- The Senior Executive Planner's report is the basis for the Planning Authority's decision to grant permission, including the omission of the flat roof rear dormer.

#### 3.2.2. Other Technical Reports

None on file.

#### 3.3. Prescribed Bodies

None.

#### 3.4. Third Party Observations

None.

### 4.0 Planning History

4.1 There is no recent planning history recorded on the online system.

4.2 Planning history of relevance in the vicinity is ABP Ref. No. ABP-318695-23 (F23B/0089) for permission for the conversion of attic with all associated site works at no. 40 Ravenswell, also a corner/end of row semi-detached dwelling to the north-east of the proposed development site. The applicant appealed condition no. 2 attached to the permission which required the omission of the rear dormer window extension, and the Commission upheld the appeal and granted permission for the rear dormer window extension on 19<sup>th</sup> June, 2024. The rear dormer window extension is visible from the estate road.

## 5.0 Policy Context

### 5.1 Development Plan

#### Fingal County Development Plan 2023-2029

- Rush is defined as a self-sustaining town in Table 2.10 of the Plan. Policy objective CSP34 seeks to consolidate the growth of Self-Sustaining towns including Rush as set out in the Settlement Strategy for RSES and by encouraging infill development and compact growth rather than greenfield development and by intensification at appropriately identified locations.
- The proposed development site is zoned RS - Residential, the objective of which is to provide for residential development and protect and improve residential amenity. The vision is to ensure that any new development in existing areas would have a minimal impact on and enhance existing residential amenity.
- Section 14.10.2 of the Plan sets out the policy objectives for residential extensions. It is stated that the need for housing to be adaptable to changing family circumstances is recognised and acknowledged and the Council will support applications to amend existing dwelling units to reconfigure and extend as the needs of the household change, subject to specific safeguards.
- Section 14.10.2.5 of the Plan specifically deals with roof alterations including Attic Conversions and Dormer Extensions. This states that roof alterations/expansions to main roof profiles, for example, changing the hip-end roof of a semi-detached house to a gable/'A' frame end or 'half-hip', will be assessed against a number of criteria including:
  - Consideration and regard to the character and size of the structure, its position on the streetscape and proximity to adjacent structures.
  - Existing roof variations on the streetscape.
  - Distance/contrast/visibility of proposed roof end.
  - Harmony with the rest of the structure, adjacent structures and prominence.

- Dormer extensions to roofs will be evaluated against the impact of the structure on the form, and character of the existing dwelling house and the privacy of adjacent properties. The design, dimensions, and bulk of the dormer relative to the overall extent of roof as well as the size of the dwelling and rear garden will be the overriding considerations, together with the visual impact of the structure when viewed from adjoining streets and public areas.
- Dormer extensions shall be set back from the eaves, gables and/or party boundaries and shall be set down from the existing ridge level so as not to dominate the roof space.
- The quality of materials/finishes to dormer extensions shall be given careful consideration and should match those of the existing roof.
- The level and type of glazing within a dormer extension should have regard to existing window treatments and fenestration of the dwelling. Regard should also be had to extent of fenestration proposed at attic level relative to adjoining residential units and to ensure the preservation of amenities.
- Excessive overlooking of adjacent properties should be avoided.

## **5.2. Relevant National or Regional Policy / Ministerial Guidelines**

### **Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024**

Section 4.4 of the Guidelines in relation to Key Indicators of Quality Design and Placemaking states that in all urban areas, planning authorities should actively promote and support opportunities for intensification. This could include initiatives that support the more intensive use of existing buildings (including adaption and extension).

### **Quality Housing for Sustainable Communities, Guidelines for Planning Authorities, 2007**

Section 5.2 of the Guidelines state that in so far as practicable, the design should provide for flexibility in use, accessibility and adaptability. The aim should be to ensure that dwellings can meet the changing needs of occupants over their

lifetimes. Section 5.9 of the Guidelines also set out recommendations for the provision of storage.

### **5.3. Natural Heritage Designations**

The proposed development site is c. 0.497km to the west of the North-west Irish Sea SPA (Site Code: 004236), and c. 1.74km to the west of the Rockabill to Dalkey SAC (Site Code: 003000).

## **6.0 EIA Screening**

6.1 The proposed development does come within the definition of a 'project' for the purposes of EIA, as it involves the execution of construction works. However, it does not fall within a class set out in Schedule 5, Part 1 or 2 of the Planning and Development Act, 2000, as amended. Therefore, EIA is not required. Refer to Form 1 in Appendix 1 of this report.

## **7.0 The Appeal**

### **7.1 Grounds of Appeal**

A First Party appeal prepared by 4bes Design Services against condition 1 states that the application was based on the design and measurements of case ref. ABP-318695-23 (F23B/0089) for no. 40 Ravenswell which included a rear dormer window that was granted permission on appeal of condition 2 attached to Fingal County Council's decision which omitted same.

It is noted that the Council's report does not reference this precedent, but only cites permissions for side dormers only.

There are many examples of attic conversions in the area of varying designs.

Dwellings have been extended in Ravenswell over the years.

The proposed development site has not been previously extended, and is at the end of a row of houses and has a side entrance adjacent to the road with houses on Thorn Chase opposite facing the same direction, i.e., gables face gables. The rear of the dwelling faces onto properties on Palmer Road. The front of the dwelling faces the gable of other properties in Ravenswell.

There is no justification for not taking into account the previous permission for no. 40 Ravenswell.

## **7.2. Applicant Response**

N/A

## **7.3. Planning Authority Response**

The Planning Authority's detailed response dated 21<sup>st</sup> August, 2025 states that in relation to the precedent cited by the First Party, reference to PA Reg. Ref. F23B/0089, it is important to note that proposal involved a fundamental alteration to the roof form, changing the hip-end roof to a gable end, which allowed for the rear dormer to be integrated into the extended roof slope while absorbing the existing side dormer into the new gable elevation, allowing the dormer to sit in harmony with the rest of the structure as required by Section 14.10.2.5 Roof Alterations including Attic Conversions and Dormer Extensions of the Fingal County Development Plan 2023-2029.

The current proposal does not include an alteration to the roof form; it remains as hip-end with a proposed rear and side dormer added. Together the structures result in an excessive mass and scale and create a bulky visual appearance to the existing hip-end roof. In its current form, the combination of a side and rear dormer on an unaltered hip-end roof results in an overly dominant and disproportionate addition that is contrary to the principles of good design and the protection of residential and visual amenity.

The removal of the proposed rear dormer element represents the most appropriate approach to reduce the visual impact and dominance of the development. This will ensure that the overall scale and massing remains proportionate to the dwelling while providing a spacious attic floor plan. It is recommended that the condition be maintained.

## **7.4. Observations**

None.

## **7.5. Further Responses**

None.

## 8.0 Assessment

8.1. At the outset, I wish to point out that following consideration of the documentation on the appeal file and the site location and context, I am satisfied consideration of the proposal on a de novo basis, (that is as if the application had been made to the Commission in the first instance), is unwarranted and that it is appropriate to determine the appeal in accordance with the provisions of Section 139 of the Planning and Development Act, 2000, as amended..

8.2 I am otherwise satisfied that the principle of the proposed development is consistent with objective CSP34 in relation to compact growth; the applicable RS zoning objective, which seeks to protect and improve residential amenity; and also section 14.10.2 of the Plan which supports the reconfiguration and extension of dwellings as the needs of households change.

8.3 Appeal against condition 1

8.3.1 Condition 1 attached to the notification to grant planning permission under PA Ref. No. F25A/0440E states as follows:

Condition 1: The rear dormer component of the proposed development shall be omitted.

Reason: In the interest of residential and visual amenity.

8.3.2 The Planning Authority omitted the rear dormer window extension by condition on the basis that it was not considered appropriate, having regard to the dwelling's position at the end of a row of dwellings and its visibility from the roadside. It was removed to address concerns regarding visual dominance and mass.

8.3.2 In response to the appeal, the Planning Authority has stated that the precedence at no. 40 Ravenswell cited by the applicant (ABP Ref. No. ABP-318695-23 (F23B/0089)) is fundamentally different as it involved a change in roof form from a hipped roof to a gable roof, with the effect being that the rear dormer was integrated into the extended roof slope while absorbing the existing side dormer into the new gable elevation.

8.3.3 However, the design submitted in the instant application now before the Commission on appeal is based on, and generally consistent with, the nature and

extent of the design to which condition no. 2 of the Commission's decision to grant permission under ACP Ref. No. ABP-318695-23 refers. This design maintained the hip roof profile, with the side and rear dormer window extensions set into the hipped roof, and set back from the roof edge.

8.3.4 In this context, and consistent with the decision reached by the Commission under ACP Ref. No. ABP-318695-23, the overall design and scale of the rear dormer window extension proposed at no. 18 Ravenswell is not excessive in scale and has sufficient regard to the provisions of Section 14.10.2.5 of the Fingal Development Plan 2023-2029 regarding roof extensions, in that the character and size of the rear dormer window extension is consistent with the rear dormer window extension constructed at no. 40 Ravenswell, for which the visual impact from the estate road, and harmony with the existing dwelling, and dwellings in the vicinity, was determined to be acceptable. Consistent with the rear dormer window extension at no. 40 Ravenswell, the proposed rear dormer window extension will be visible from the side and rear of the existing dwelling, but the impact will not be significant, and it will not be visible from the front elevation. There will be no impact on adjoining amenities. The scale of both the side and rear extensions are appropriate relative to the overall extent of roof.

8.3.5 It was noted on the day of the site visit that the roof profile of constructed side extensions on other properties on Ravenswell is in line with the existing roof profile, i.e. the side extension roof reads as an extension to the existing roof, at the same ridge level. This is also the case for no. 40 Ravenswell (and the adjacent dwelling, no. 39 Ravenswell)<sup>1</sup>.

8.3.6 However, I note the provisions of the Plan which require dormer extensions to be set back from the eaves, gables and/or party boundaries and shall be set down from the existing ridge level so as not to dominate the roof space. In this context, and in the event of a grant of permission, the proposed side (and rear) dormer extensions are constructed in line with the drawings submitted, i.e., 300mm lower than the existing ridge level.

8.3.7 In this context, is recommended that condition 1 is REMOVED.

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<sup>1</sup> It is noted that the permitted side extension roof profile for no. 40 Ravenswell was set 300mm below the ridge level of the existing roof.

## 9.0 AA Screening

- 9.1. I have considered the conversion of existing attic space comprising of modification of existing roof structure, new A-style roof side dormer window c/w window, new access stairs and flat roof dormer to the rear at 18 Ravenswell, Rush, Co. Dublin K56 X850 in light of the requirements S177U of the Planning and Development Act 2000 as amended.
- 9.2 The proposed development site is c. 0.497km to the west of the North-west Irish Sea SPA (Site Code: 004236), and c. 1.74km to the west of the Rockabill to Dalkey SAC (Site Code: 003000).
- 9.3 The proposed development comprises the conversion of existing attic space comprising of modification of existing roof structure, new A-style roof side dormer window c/w window, new access stairs and flat roof dormer to the rear at 18 Ravenswell, Rush, Co. Dublin K56 X850.
- 9.4 No nature conservation concerns were raised in the planning appeal.
- 9.5 In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on the North-west Irish Sea SPA (Site Code: 004236) or Rockabill to Dalkey Island SAC (Site Code: 003000), in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

This determination is based on:

- The modest scale of the works and the nature of the development
- Location - distance from nearest European site and lack of connections

- 9.6 Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site.

- 9.7 I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects.
- 9.8 Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

## **10.0 Water Framework Directive**

- 10.1 The subject site is located in a suburban area of Ravenswell, Rush, Co. Dublin. The nearest relevant water body is the Balcunnin Stream, code IE\_EA\_08B310940 c. 0.99km to the south-east, the status of which is 'Review'.
- 10.2 The proposed development comprises permission for conversion of existing attic space comprising of modification of existing roof structure, new A-style roof side dormer window c/w window, new access stairs and flat roof dormer to the rear at 18 Ravenswell, Rush, Co. Dublin K56 X850.
- 10.3 No water deterioration concerns were raised in the planning appeal. I have assessed the proposed development of the conversion of existing attic space comprising of modification of existing roof structure, new A-style roof side dormer window c/w window, new access stairs and flat roof dormer to the rear and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.
- 10.4 The reason for this conclusion is as follows:
- The nature and scale of the development proposed which includes a connection to a public services.
  - Distance from the nearest relevant water bodies, and the lack of hydrological connections.
- 10.5 Conclusion

I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

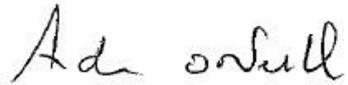
## **11.0 Recommendation**

11.1. 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 REMOVE condition number 1 and the reason therefor.

## **12.0 Reasons and Considerations**

Having regard to the applicable RS zoning objective, objective CSP34 and section 14.10.2.5 of the Fingal County Development Plan 2023-2029, it is considered that, subject to compliance with the conditions below, the proposed rear dormer window extension by reason of its limited scale, nature and design, and its location with respect to adjoining properties, would not detract from the character of the dwelling and would not seriously injure the amenities of the area or of property in the vicinity, and is in the interests of the proper planning and sustainable development of the area. The planning authority's Condition 1 requiring the omission of the proposed rear dormer window extension is, therefore, not warranted.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.



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Aiden O'Neill

Planning Inspector

21<sup>st</sup> October, 2025

### Appendix A: Form 1 EIA Pre-Screening

<b>Case Reference</b>	ACP-323178-25
<b>Proposed Development Summary</b>	Permission for conversion of existing attic space comprising of modification of existing roof structure, new A-style roof side dormer window c/w window, new access stairs and flat roof dormer to the rear.
<b>Development Address</b>	18 Ravenswell, Rush, Co. Dublin K56 X850.
<b>IN ALL CASES CHECK BOX /OR LEAVE BLANK</b>	
<b>1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?</b>  (For the purposes of the Directive, "Project" means:  - The execution of construction works or of other installations or schemes,  - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2.
	<input type="checkbox"/> No, No further action required.
<b>2. Is the proposed development of a CLASS specified in <u>Part 1</u>, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?</b>	
<input type="checkbox"/> Yes, it is a Class specified in <b>Part 1</b> .  <b>EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.</b>	
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q 5	
<b>1. Is the proposed development of a CLASS specified in <u>Part 2</u>, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of</b>	

<b>proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?</b>	
<input checked="" type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994.  <b>No Screening required.</b>	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.  <b>EIA is Mandatory. No Screening Required</b>	
<input type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.  <b>Preliminary examination required. (Form 2)</b>  <b>OR</b>  <b>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</b>	
<b>2. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?</b>	
Yes <input type="checkbox"/>	
No <input type="checkbox"/>	

*Ad orill*

Inspector: \_\_\_\_\_

Date: 21<sup>st</sup> October, 2025