



An
Coimisiún
Pleanála

Inspector's Report

PL-501266-SD-26

Development

Modifications to a previously granted permission (SD25B/0061W) to include construction of a dormer to the rear pitch of the roof and associated revisions to the internal layout, of the existing two storey semi-detached house.

Location

15 Knocklyon Park, Templeogue,
Dublin 16, D16 N1W8.

Planning Authority

South Dublin County Council.

Planning Authority Reg. Ref.

SD26B/0056W

Applicant(s)

Myroslav Oleksyshyn.

Type of Application

Permission.

Planning Authority Decision

Refuse Permission.

Type of Appeal

First Party.

Appellant(s)

Myroslav Oleksyshyn.

Observer(s)

None on file.

Date of Site Inspection

6th July, 2026.

Inspector

Aiden O'Neill.

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1.0 Site Location and Description

1.1. The proposed development site is rectangular in shape, is c. 0.028ha in area, and comprises a two storey, semi-detached 4-bed dwelling with pitched roof profile with chimney (ridge height 7.053m), and a single storey flat roof porch to the front which adjoins a single storey flat roof garage to the side of the main dwelling. The dwelling is connected to public services.

1.2. The dwelling, which is stated to be 99m² in area, is located on the northern side of the mature residential estate of Knocklyon Park. The general area in the vicinity is characterised by semi-detached dwellings set back from the public road, with off-street parking, and rear gardens.

2.0 Proposed Development

2.1. The proposed development will consist of permission for modifications to a previously granted permission (SD25B/0061W), to include construction of a dormer to the rear pitch of the roof and associated revisions to the internal layout, of the existing two storey semi-detached house.

2.2. The Proposed Floor Plans that accompany the application state that the proposed attic space will be 13m², while the Proposed Roof Plan shows an extended ridge area
2.3. of 5.505m by 2.132m and a flat roofed zinc clad rear dormer of 5.505m by 2.199m.

2.4. The height of the proposed dormer is 7.95m at eaves level, and 2no. rear-facing windows are proposed.

3.1. The resultant attic space has a roof to ceiling height of 2.1m.

3.0 Planning Authority Decision

Decision

South Dublin County Council refused planning permission on 1st April, 2026 for 1no. reason as follows:

1. The proposed dormer, by reason of scale and siting, would not accord with the provisions of BFP5 of the 2025 SDCC House Extension Design Guide in relation

to dormer extensions, and would additionally be visually discordant within the existing streetscape and as viewed from neighbouring dwellings which would be contrary to the provisions of BFP1 of the Guide. The proposal, if permitted, would set an undesirable precedent for similar development which would in themselves and cumulatively adversely impact on the amenities of the area, which would be contrary to the 'RES' zoning objective of the subject site and to the proper planning and sustainable development of the area.

3.1.1. Conditions

N/A.

Planning Authority Reports

3.2.1. Planning Reports

The Executive Planner's report dated 1st April, 2026 notes the following:

- The development of residential extensions to an existing dwelling is 'permitted in principle' under the subject zoning, subject to its design being in accordance with the relevant provisions in the 2022-2028 South Dublin County Development Plan and the SDCC House Extension Design Guide (2025).
- The proposed floor plan, elevation and section drawings indicate an alternate layout to the garden room, to include 2 no. shower room/WC elements, alteration to the front elevation treatment of same, "sofa bed", apparent kitchen area, and inclusion of an apparent staircase. In the interest of clarity, public notices pertaining to this application did not refer to alterations to the garden room as permitted. Having regard to BFP6 – Detached Garden Rooms and Sheds of the SDCC House Extension Design Guide, the provision of a bathroom/toilet, kitchen area and/or use of such a garden room structure for habitable use is considered an unacceptable element. In the event of a grant of permission, these elements should be omitted.
- The proposal includes a flat-roofed dormer structure 5.5m in width and inset from the shared boundary with the semi-detached neighbouring property of no.13 Knocklyon Park, and inset from the gable elevation of the subject property.

- The proposed dormer would not be set back by the eaves level of the subject dwelling, but would breach same and extend partially over the flat roof of the rear extension element permitted under SD25B/0061W.
- In addition, the proposed dormer would not be located below the ridge line of the dwelling, projecting above and extending same to the rear of the property to a ridge level approximately 0.9m above the ridge level of the existing dwelling.
- Notwithstanding a degree of height differential in ridge levels along the northern side of Knocklyon Park due to local gradient, the roof ridge level as proposed would substantially breach the ridge line of the subject dwelling and adjacent properties.
- It is also noted that no precedent for such an increase in ridge level by way of a dormer extension was found in the vicinity of the site, including that quoted in the covering material submitted with this application.
- The proposed dormer, by reason of scale and siting, would not accord with the provisions of BFP5 of the SDCC House Extension Design Guide in relation to dormer extensions.
- In addition, it is considered that the rear dormer as proposed would be visually discordant within the existing streetscape and as viewed from neighbouring dwellings, and thus would not accord with the provisions of BFP1 of the Guide.
- The proposal, if permitted, would set an undesirable precedent for similar development which would in themselves and cumulatively adversely impact on the amenities of the area, which would be contrary to the 'RES' zoning objective and proper planning and sustainable development of the area.
- The Authority cannot, therefore, favourably consider the proposal. As such, a refusal of permission is recommended.
- From plans submitted, it does not appear that the floor space at attic level would be habitable, and on this basis no contribution is applicable to this floorspace.

The Executive Planner's report is the basis for the Planning Authority's decision to refuse planning permission.

3.2.2. Other Technical Reports

None on file.

Prescribed Bodies

None on file.

Third Party Observations

3.3. None on file.

^{3.4.}**4.0 Planning History**

The following history pertains to the proposed development site.

- 4.1.
- SD25B/0061W: Permission was granted on 16th May, 2025 for the construction of extension to front, rear and side of existing two storey semi-detached house, to include garden room to rear garden, rooflights to side and rear roofs, associated landscaping works. The garden room, which included a shower room/WC, was considered unacceptable and omitted by way of Condition no.2 (b)(i) and (ii). Condition no. 2(a)(i) and (ii) also required a revised proposed roof plan that accurately reflected the form and location of the two storey front extension element, where it intersects with the main roof profile of the dwelling, and also a revised proposed roof plan that accurately reflects the form and position of the proposed roof light on the rear roof slope of the dwelling.
 - The Senior Executive Planner's report on this file noted that the roof profile of the proposed first floor side and rear extension would match the ridge level and profile of the main dwelling.
 - It was also noted that a rear garden area of 62m² would be maintained with the proposed development and that a 6m depth to the front driveway would be maintained.
- 5.1.

5.0 Policy Context

Development Plan

The provisions of the South Dublin County Development Plan 2022-2028 refer.

The proposed development site is subject to zoning objective 'RES' - 'To protect and/or improve Residential Amenity'. The development of residential extensions to an existing dwelling is 'permitted in principle' under the subject zoning, subject to its design being in accordance with the relevant provisions of the South Dublin County Development Plan 2022-2028 and the SDCC House Extension Design Guide (2025).

Policy H13 in relation to Residential Consolidation seeks to promote and support residential consolidation and sustainable intensification at appropriate locations.

H13 Objective 3 seeks to favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 12: Implementation and Monitoring.

Policy H14 in relation to Residential Extensions supports the extension of existing dwellings subject to the protection of residential and visual amenities.

H14 Objective 1 seeks to favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 12: Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines). The SDCC House Extension Design Guide was updated in February, 2025.

Section 12.6.8 of the Plan in relation to Residential Consolidation Extensions states that the design of residential extensions should have regard to the permitted pattern of development in the immediate area alongside the South Dublin County Council House Extension Guide (2010) or any superseding standards.

Section 12.6.7 of Chapter 12 sets out the policies with respect to Corner/Side Garden Sites states that the site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings ensuring no adverse impacts occur on the residential amenity of adjoining dwellings;

Section 3.1.6 of the SDCC House Extension Design Guide (2025) states that extensions to existing dwellings are generally acceptable to the Planning Authority, subject to accordance with Built Form Principles detailed in the Guide.

In line with the provisions of Built Form Principle (BFP)1 – All Extensions and Alterations to Houses, proposed extensions to existing dwellings should ensure that the proposal/s:

- Respects the appearance and character of the house and subject streetscape/local area.
- Does not read as overly dominate relative to existing structure by reason of scale or position.
- Provide comfortable internal space and useful outside space.
- Incorporate energy efficient measures where possible.
- Does not adversely impact on adjacent properties by way of significant overbearing visual appearance.
- Does not result in significantly increased levels of overshadowing of adjacent properties.
- Does not directly overlook/result in increased levels of overlooking of adjacent properties. Where a new window could result in overlooking or loss of privacy to neighbouring properties, consider alternative design solutions such as repositioning the window or use of a high-level window (sill level 1.7 metres or high above internal floor level), angled window or obscure glazing.
- Consideration of external finishes, such as use of light-coloured materials on elevations adjacent to neighbouring properties.
- Consideration of remaining private amenity space.

In line with the provisions of BFP5 – Roof Alterations and Extensions, rear dormer elements:

- Should be located below the ridge line of the main dwelling.
- Should be set back at least 3 no. tile courses from the eaves line of the dwelling.
- Should be inset from party boundaries and side wall/ roof hip of dwelling.
- Should be appropriately scaled so as not to read as an additional storey to the dwelling, or obscure the main features of the roof.
- Should consider quality of external finishes/materials and window proportions relative to main house.

Relevant National or Regional Policy / Ministerial Guidelines

- 5.2. The Sustainable Residential Development and Compact Settlements Guidelines 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.

Natural Heritage Designations

- 5.3. The proposed development site is c. 8.5km to the south-west of the South Dublin Bay and River Tolka Estuary SPA (Site Code: 004024), the South Dublin Bay SAC (Site Code: 000210) and the South Dublin Bay pNHA (Site Code: 000210).
- The proposed development site is also c. 0.558km to the east of the Dodder Valley pNHA (Site Code: 000991).

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.
- 7.1.

7.0 The Appeal

Grounds of Appeal

The First Party appeal sets out the following grounds:

- Modifications are being sought to the previously permitted development, PA Ref. No. SD25B/0061W, to provide additional storage and work-from-home space at attic level through the construction of a dormer and a new staircase to serve this level.
- A family of 6 is living in the house and more space is required.
- The 2025 SDCC House Extension Design Guide states the following in relation to dormer extensions:

- 5.5.5 BFP 5 v- Roof Extensions or Alterations

All dormer elements should be:

- Located below the ridge line of the main dwelling.
- Set back at least 3 no. tile courses from the eaves line of the dwelling.
- Inset from party boundaries and side wall/roof hip of dwelling.
- Appropriately scaled so as not to read as an additional storey to the dwelling.

Rear dormers should be appropriately scaled so as not to read as an additional storey to the dwelling, with consideration of quality of external finishes/materials and window proportions relative to main house.

- The proposed development:
 - Accords with the design requirements of the 2025 SDCC House Extension Design Guide in every respect except that it is not located below the ridge line of the main dwelling.
 - The existing dwelling has a low roof angle and therefore a very restricted attic space. There is a distance of 1.5m from the top of the ceiling joists to the roof rafters. This makes it impossible to convert the attic without exceeding the ridge line.
 - The proposed design minimises the impact on the street front by continuing the angle of the roof. There is no abrupt interruption of the street frontage.

- The dormer is set back from both sides to minimise impact on adjoining properties.
- Precedent exists on Knocklyon Park, e.g. 18a Knocklyon Park, where the roof line clearly exceeds the ridge line of the adjacent dwellings; and in Ildrone Park, e.g. no. 4 and no. 32, the latter which was granted permission on 30th July 2025 (SD25B/0245W) for a rear dormer attic extension that differs substantially from the prevailing character of the area.
- The dwelling stands on a generous site, but has restricted storage space and work-from-home space relative to the size of the dwelling.
- The proposal seeks to have minimum impact on adjacent dwellings. It does not affect existing private open space.
- The design seeks to minimise the impact of the dormer by continuing the slope of the front roof.
- The site's zoning, RES, seeks to protect and/or improve residential amenity. The proposal seeks to improve the amenities of the existing residence, and permission should be granted.

7.2.

Planning Authority Response

- South Dublin County Council's response dated 11th May, 2026 states that the Planning Authority confirms its decision and that the issues raised in the appeal have been covered in the Chief Executive's Order.

7.3.

Observations

- None on file.

8.1.

8.0 Assessment

8.2.

Having examined all the application and appeal documentation on file, and having regard to relevant policy, I consider that main issues which require consideration in this appeal are those raised in the grounds of appeal.

The main appeal issues are, therefore, as follows:

- Compliance with the Plan.

Compliance with the Plan

- 8.3.1 The proposed development will consist of the construction of a dormer to the rear pitch of the roof of the semi-detached dwelling at 15 Knocklyon Park, Templeogue, Dublin 15.
- 8.3.2 Having regard to national and local planning policy which supports more intensive use of existing buildings and to ensure that dwellings can meet the changing needs of occupants, and as noted by the Executive Planner, the proposed development is acceptable in principle on lands zoned RES. In this respect, the needs of the applicant's family are acknowledged.
- 8.3.3 Key to the acceptability of the proposed development is its alignment with the relevant provisions of the South Dublin County Development Plan 2022-2028 and the SDCC House Extension Design Guide (2025).
- 8.3.4 Policy H14 of the South Dublin County Development Plan 2022-2028 supports extensions to dwellings subject to the protection of visual amenities. Section 12.6.8 of the Plan also states that the design of residential extensions should have regard to the permitted pattern of development in the immediate area.
- 8.3.5 The applicant acknowledges that the proposed development is aligned with the design requirements of the 2025 SDCC House Extension Design Guide in every respect except that it is not located below the ridge line of the main dwelling, and makes the case that the existing dwelling's low roof angle equates to a very restricted attic space, making it impossible to convert the attic without exceeding the ridge line.
- 8.3.6 The Planning Authority has determined that the proposed development does not comply with BPF1 and 5 of the SDCC House Extension Design Guide, as the proposed dormer:
- would not be set back by the eaves level of the subject dwelling, but would breach same and extend partially over the flat roof of the rear extension element permitted under SD25B/0061W.
 - would not be located below the ridge line of the dwelling, projecting above and extending same to the rear of the property to a ridge level approximately 0.9m above the ridge level of the existing dwelling.

- 8.3.7 In this instance, and having viewed the plans and particulars lodged with the application, and inspected the site and dwellings in the vicinity, it is considered that the proposed dormer represents an abrupt and discordant intervention to the roof profile of the existing dwelling that is out of character with the dwelling itself and with existing dwellings in the vicinity.
- 8.3.8 In the context of the provisions of the SDCC House Extension Design Guide, specifically BFP1 and 5, and while it will not result in significant overshadowing or overlooking, nor will it negatively impact remaining private open space, the proposed development:
- Does not respect the appearance and character of the house and subject streetscape/local area,
 - Reads as an overly dominate relative to existing structure by reason of scale and position,
 - Adversely impacts on adjacent properties by way of significant overbearing visual appearance.
 - Is not located below the ridge line of the main dwelling.
 - Is not set back at least 3 no. tile courses from the eaves line of the dwelling.
 - Is not appropriately scaled so as not to obscure the main features of the roof.
- 8.3.9 The proposed development is therefore excessive in scale relative to its context, and does not integrate into its surroundings.
- 8.3.10 I agree with the Planning Authority that the precedents cited in the appeal are not relevant to the proposed development in this instance.
- 8.3.11 The decision of the Planning Authority to refuse permission is requested to be upheld in this context.
- 8.3.12 It is also noted by the Planning Authority that the drawings included with the indicate an alternate layout to the permitted garden room, and that these changes, which are not cited on the public notices, are unacceptable, and in the event of a grant of permission, should be omitted.
- 8.3.13 The revisions to the garden room do not form part of the proposed development, and are not described in the public notices. It is also noted the appeal does not reference

the garden room. The Commission may determine that this is a new issue in the consideration of the appeal and may not warrant a refusal on this basis having regard to the substantive reason for refusal in this instance.

9.0 AA Screening

- 9.1. I have considered the permission for modifications to a previously granted permission (SD25B/0061W) to include construction of a dormer to the rear pitch of the roof and associated revisions to the internal layout, of the existing two storey semi-detached house. 15 Knocklyon Park, Templeogue, Dublin 16, D16 N1W8 in light of the requirements S177U of the Planning and Development Act 2000 as amended.
- 9.2 The proposed development site is c. 8.5km to the south-west of the South Dublin Bay and River Tolka Estuary SPA (Site Code: 004024), and the South Dublin Bay SAC (Site Code: 000210).
- 9.3 The proposed development will consist of permission for modifications to a previously granted permission (SD25B/0061W) to include construction of a dormer to the rear pitch of the roof and associated revisions to the internal layout, of the existing two storey semi-detached house. 15 Knocklyon Park, Templeogue, Dublin 16, D16 N1W8.
- 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 South Dublin Bay and River Tolka Estuary SPA (Site Code: 004024), and the South Dublin Bay SAC (Site Code: 000210) 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 proposed development site is located in the established suburban area of Templeogue, south-west Dublin. The nearest relevant water body is the Dodder_040, code IE_EA_09D010620, c. 0.283km to the north, the status of which is 'At Risk'.
- 10.2 The proposed development will consist of permission for modifications to a previously granted permission (SD25B/0061W) to include construction of a dormer to the rear pitch of the roof and associated revisions to the internal layout, of the existing two storey semi-detached house. 15 Knocklyon Park, Templeogue, Dublin 16, D16 N1W8.
- 10.3 No water deterioration concerns were raised in the planning appeal. I have assessed the proposed development of for modifications to a previously granted permission (SD25B/0061W) to include construction of a dormer to the rear pitch of the roof and associated revisions to the internal layout, of the existing two storey semi-detached house. 15 Knocklyon Park, Templeogue, Dublin 16, D16 N1W8, 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.
- Distance from the nearest relevant water body, 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

I recommend that permission for the proposed development is refused for the following reasons and considerations.

11.1.

12.0 Reasons and Considerations

The proposed dormer, by reason of scale and siting, would not accord with the provisions of BFP1 and 5 of the 2025 SDCC House Extension Design Guide and Policy H14 of the South Dublin County Development Plan 2022-2028 in relation to dormer extensions, and would additionally be visually discordant within the existing streetscape and as viewed from neighbouring dwellings which would be contrary to the provisions of BFP1 and 5 of the Guide. The proposal, if permitted, would set an undesirable precedent for similar development which would in themselves and cumulatively adversely impact on the amenities of the area, which would be contrary to and the 'RES' zoning objective of the subject site, and to the proper planning and sustainable development of the area.

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 me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

Aiden O'Neill
Planning Inspector

9th July, 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-501266-SD-26
Proposed Development Summary	Permission for modifications to a previously granted permission (SD25B/0061W) to include construction of a dormer to the rear pitch of the roof and associated revisions to the internal layout, of the existing two storey semi-detached house.
Development Address	15 Knocklyon Park, Templeogue, Dublin 16, D16 N1W8.
IN ALL CASES CHECK BOX / OR LEAVE BLANK	
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?	☒ Yes, it is a 'Project'. Proceed to Q.2.
	☐ No, No further action required.
(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)	
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
☐ No, it is not a Class specified in Part 1. Proceed to Q3	

3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
☒ 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. No Screening required.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
☐ Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	
4. 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)?	
Yes ☐	
No ☒	

Inspector: _____

Date: 9th July, 2026