



An
Coimisiún
Pleanála

Inspector's Report

PL-501413-DF-26

Development

Attic conversion into habitable accommodation, two-storey extension to rear including attic accommodation with a flat-roof dormer, two-storey side extension, and the installation of new window and dormer windows to western side of the property, together with all associated site works.

Location

13 Redwood, Hollystown, Dublin 15,
D15 VH94.

Planning Authority

Fingal County Council.

Planning Authority Reg. Ref.

FW26A/0088E.

Applicant(s)

Kyle McMenamin.

Type of Application

Permission.

Planning Authority Decision

Grant permission.

Type of Appeal

Third Party

Appellant(s)

Hollystown Redwood OMC CLG.

Observer(s)

None on file relating to appeal.

Date of Site Inspection

29th July 2026.

Inspector

Des Johnson

1.0 Site Location and Description

- 1.1. The site is in Hollystown, Dublin 15. It is located in Redwood - an established residential development of two-storey detached and semi-detached dwellings located a short distance to the west of the L3080 Kilbride Road.
- 1.2. The subject site is a corner site. No.13 is a two-storey detached dwelling fronting to the southeast. It backs on to No.14 Redwood, which is a detached dwelling facing west southwest.

2.0 Proposed Development

- 2.1. The proposal is for development consisting of the conversion of the attic into habitable accommodation, a two-storey rear extension including attic-level accommodation with a flat roof dormer, a two-storey side extension, and the installation of new window and dormer windows to the western side of the property, together with all associated site works.
- 2.2. The gross floor area existing is stated to be 133sqm, and the proposed gross floor area is stated to be 127sqm. The existing garden area is stated to be 89sqm and the area after the proposed associated works is 65sqm. The site area is 0.025ha. It is proposed to connect to public services.

3.0 Planning Authority Decision

3.1. Decision

Grant permission subject to 13 conditions.

3.1.1. Conditions

These relate to the following:

- 1. Standard compliance
- 2. Window alterations – north-east bedroom windows along the rear of the dwelling at attic level and 1st floor level to be omitted, and these bedrooms to be served by 1 no. rear window only

3. Entire premises to be used as single dwelling unit apart from such use that may be exempted
4. Clarification as to extent of development permitted
5. Any attic floor space not complying with Building Regulations in relation to habitable standards not to be used for human habitation
6. External finishes to harmonise with existing or as otherwise agreed
7. All bathroom/ensuite windows to have obscure glazing
8. Noise insulation requirement for Noise Zone B associated with Dublin Airport
9. Stormwater disposal
10. Surface water/rainwater discharge requirements
11. Prevention of clay, rubble or other debris requirements
12. Hours of operation
13. Financial contribution in respect of public infrastructure and facilities benefiting the development.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The site is in an area zoned 'RS' 'Residential' with the objective *to provide for residential development and protect and improve residential amenity*. The Vision for this zoning is to ensure any new development in existing areas would have a minimal impact on and enhance existing residential amenity. The proposed development is considered acceptable and compatible with the overall policies and objectives for the zone and does not have undesirable effects. Submissions received and considered addressed to size of development proposed, impacts on light, overbearance and overlooking, design of dormers out of keeping, loss of parking space, inadequate provision of private amenity space, encroachment onto neighbouring property, and incorrect drawings. The proposed side extension is set below the main building, is in keeping with the rear building line and is set back from the front elevation which is appropriate. The proposed rear extension respects the rear building line and is

subordinate to the dwelling which is appropriate. The flat roof box dormer to the rear is set in from the eaves and will have limited impact. The dwelling to the rear (No.14) does not have benefit from any southern elevation 1st floor windows and its private amenity space is primarily on the northern side. The rear amenity space of 65sqm is sufficient. Regard should be had to the corner siting. Proposed dormer features on the western elevation appear well balanced. The pitched roof profiles generally reflect the pitched feature of No.14 and is architecturally appropriate. The planning authority concurs with the DAA recommendation. The planning authority considers the proposed loss of one parking space to be acceptable having regard to the provisions of the Development Plan.

3.2.2. Other Technical Reports

- Transportation Planning Section – conditions recommended if permission granted. (recommended conditions included in Grant)
- Water Services Department – no objection subject to conditions.
- DAA (as Statutory Consultee) – Proposed development within Dublin Airport Noise Zone B. In the event of permission being granted, condition recommended for noise insulation for noise sensitive uses.

3.3. Prescribed Bodies

None in file.

3.4. Third Party Observations

None on file relating to appeal.

4.0 Planning History

4.1. None on file.

5.0 Policy Context

5.1. Development Plan

The Fingal Development Plan 2023-2029 is the statutory plan for the area.

The site is in an area zoned 'RS' Residential with the objective *to provide for residential development and protect and improve residential amenity*. The Vision for this zoning is to ensure any new development in existing areas would have a minimal impact on and enhance existing residential amenity.

Section 3.5.13.1 refers to Residential Extensions. It states that the need for people to extend and renovate their dwellings is recognised and acknowledged. Extensions will be considered favourably where they do not have a negative impact on adjoining properties or on the nature of the surrounding area.

Policy SPQHP41 refers to Residential Extensions. It is policy to support the extension of existing dwellings with extensions of appropriate scale and subject to the protection of residential and visual amenities.

Objective SPQHO45 refers to Domestic Extensions. It is an objective to encourage sensitively designed extensions to existing dwellings which do not negatively impact on the environment or on adjoining properties or area.

Section 14.10.2 refers to Residential Extensions. 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. In particular, the design and layout of residential extensions must have regard to and protect the amenities of adjoining properties, particularly in relation to sunlight, daylight and privacy. The design of extensions must also have regard to the character and form of the existing building, its architectural expression, remaining usable rear private open space, external finishes and pattern of fenestration. Additionally, careful consideration should be paid to boundary treatments, tree planting and landscaping.

Section 14.10.2.2 refers to Side Extensions. Side extensions will be evaluated against proximity to boundaries, size and visual harmony with existing (especially front elevation) and impacts on residential amenity. First floor side extensions built over existing structures and matching existing dwelling design and height will generally be acceptable. In certain cases, a set-back of the extension's front facade and its roof profile and ridge may be sought to protect amenities, integrate into the streetscape and avoid a 'terracing' effect. External finishes shall generally match the existing.

Section 14.10.2.4 refers to First Floor Extensions. First floor rear extensions will be considered on their merits, noting that they can have potential for negative impacts on the amenities of adjacent properties, and will only be permitted where the Planning Authority is satisfied that there will be no significant negative impacts on surrounding residential or visual amenities. In determining applications for first floor extensions the following factors will be considered: "

- Overshadowing, overbearing, and overlooking – along with proximity, height, and length along mutual boundaries.
- Remaining rear private open space, its orientation and usability.
- Degree of set-back from mutual side boundaries.
- External finishes and design, which shall generally be in harmony with existing.

Section 14.10.2.5 refers to Roof Alterations including Attic Conversions and Dormer Extensions. 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.

Table 14.19: refers to Car Parking Standards. For Land Use Category Zone 1 which are developments are within 800m of a high-quality bus service, or 1600m of an existing or planned Luas/DART/Metro Rail station or in lands zoned Major Town Centre, the standard for Residential (3–3+ Bedroom) is 1.

Objective DMSO105 refers to Development within Airport Noise Zones. It is an objective to strictly control inappropriate development and require noise insulation where appropriate in accordance with Table 14.16 above within Noise Zone B.

5.2. Natural Heritage Designations

Malahide Estuary SAC & SPA & pNHA – c. 12.2km to the northeast

Rye Valley SAC & pNHA – c.11.8km to the southwest.

6.0 EIA Screening

- 6.1. The proposal is for a domestic extension to side and rear and for the conversion of attic space into habitable accommodation. It is not of a Class for the purposes of Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. As such, the development is excluded at pre-screening stage.

7.0 The Appeal

7.1. Grounds of Appeal

These may be summarised as follows:

- The proposal almost doubles the area of the existing dwelling and is an intensification of use
- The appellants are opposed to granting permission as it would be detrimental to residential amenity on grounds of scale, visual amenity, and road safety
- House nos. 12 and 14 will be impacted in terms of overshadowing, overlooking, and overbearing.

- Dormer windows proposed on the western side of the property, and the flat-roof dormer are not in keeping with other existing properties in Redwood
- The area of the proposed rear garden is not adequate for this scale of development and should not be used only for secure bicycle parking. There are no cycle lanes on the Rathoath Road
- The two-storey side extension would result in the removal of one of the dedicated parking spaces. Every house in Redwood has two dedicated parking spaces. This should not be considered as an “intermediate area” for the purposes of the Residential Development and Compact Settlements Guidelines due to the inadequacy of the current bus service. The only realistic mode of transport, including for school attendance and leisure activities, is by car.
- The extinguishment of a dedicated car space would create an unsafe environment. There is already an unacceptable level of parking within “common areas”. On street parking at No.13 would pose a serious risk to Health and Safety
- Condition 11(a) relating to measures to prevent spillages etc should be extended to include adjoining open spaces in the interest of protection of the amenities of the area. It is requested that the adjoining public space be fenced off prior to and during the construction period to avoid the use of the area as a storage facility for building materials
- It is requested that the hours of operation be restricted to between 9.00 and 17.30 Monday=Friday and 10.00 and 14.00 on Saturdays
- The grounds of appeal attach the following appendices – Indenture and parking restriction requirements, bus timetables, and Parking photographs.

7.2. Applicant Response

- None on file.

7.3. Planning Authority Response

No further comments. In the event of permission being granted, provision should be made for a financial contribution and/or any Special Development Contribution.

8.0 **Assessment**

- 8.1. The proposal is for the conversion of attic space into habitable accommodation, a two-storey rear extension including attic level accommodation with a flat roof dormer, a two-storey side extension, and the installation of a new window and dormer windows to the western side of the existing dwelling, together with all associated site works. The existing dwelling is two-storey, detached and has 3 bedrooms (2 ensuite) all at first floor level. The existing gross floor area is stated to be 133sqm. The proposed development is for an increase in gross floor area of 127sqm. The proposed attic plan shows 2 bedrooms and lounge, WC and WD, a further bedroom, WC and WD would be provided at first floor level, and a gym and extended kitchen/dining is proposed a ground floor level. The private amenity space to the rear would be reduced from 89sqm to 65sqm.
- 8.2. The planning authority has decided to grant permission subject to 13 conditions.
- 8.3. There is a Third-Party appeal against the decision to grant permission. The grounds of appeal contend that there would be an intensification of use of the existing dwelling, the proposal would be detrimental to residential amenity by reason of overshadowing, overlooking and overbearance, dormer windows on the western side of the property and the flat roof dormer are not in keeping with existing property, inadequate private amenity space provision, the removal of an existing space on site would create an unsafe environment, Condition 11(a) should be expanded, and hours of operation should be further restricted
- 8.4. I consider that the proposed development should be assessed under the following headings:
- Principle of Development
 - Visual amenities
 - Residential amenities
 - Parking
 - Other Issues
 - Appropriate Assessment

Principle of Development

- 8.5. The site is in an established residential estate which is within the zoning 'RS' Residential with the objective *to provide for residential development and protect and improve residential amenity*. The proposed development is 'permissible' within this zoning, subject to satisfying other policies and objectives of the Fingal Development Plan.
- 8.6. The site is within Dublin Airport Noise Zone B. Subject to the provision of noise insulation to a required standard, the proposal is acceptable.

Visual Amenities

- 8.7. There are several elements to this proposal on a corner site with potential to impact on the visual amenities of the area. The proposed two-storey side extension is set back from the front building line, is in line with the rear building line, and is set down from the ridge height of the existing dwelling and is visually subordinate to the main dwelling. I contend that this element of the development would not have any significant detrimental visual impact.
- 8.8. The two-storey rear extension is in line with the rear building line and would not significantly impact on views from the streetscape or other public areas.
- 8.9. The proposed flat roof dormer to the rear would not be visible from the adjoining street to the southeast, or public areas to the southeast or southwest. While it would, in effect, create a third storey to the rear when seen from the rear garden areas of Nos.12 and 14, I consider that this would not be an unduly detrimental visual impact.
- 8.10. Two dormer structures are proposed in the roof on the southwestern side of the dwelling. I consider that the design of these dormers is compatible with the overall design of the dwelling and is acceptable.
- 8.11. Overall, having regard to the design of the existing dwelling and the corner location of the site, I consider that the proposed development would not be overbearing or detrimental to the visual amenities of the area.

Residential Amenities

- 8.12. The proposed dormer windows in the roof on the southwestern side of the dwelling do not give rise to loss of residential amenity by reason of overlooking. The proposed windows serving the proposed bedroom at 1st floor level and the bedroom at attic level, would be 5248mm from the rear site boundary and 10918mm from the southeastern

side elevation of the adjoining No.14. While the Planning Report states that the private Amenity Space for No.14 is primarily on its northern side. I conclude that the proposed provision of 5 additional windows (plus 1 ensuite and 1 serving stairwell) would give rise to the potential for undue overlooking. The Planning Authority has addressed this issue by requiring the omission of windows at first floor and attic level along the rear elevation and, on balance, I consider that this would significantly reduce the potential for overlooking to an acceptable level.

- 8.13. Having regard to the orientation of the site relative to adjoining properties, I contend that the proposed development would not give rise to any significant overshadowing.

Parking

- 8.14. The appellants contend that the proposed development would result in the loss of 1 on-site parking space. I note that the provision of 1 car parking space on the site meets Development Plan standards for sites in Land Use Category Zone 1. On-street parking is available throughout the estate, and I consider that there is no convincing evidence that the proposed development would give rise to any safety issues. In these circumstances, I consider that refusal for reason of the loss of 1 on-site parking space would not be reasonable.

Other Issues

- 8.15. The appellants contend that the proposal would give rise to an intensification of use on the site. I contend that the proposal is for domestic extensions and conversion of attic space for domestic use. The proposed development complies with the zoning objective for the area and is acceptable.
- 8.16. The appellants contend that the provision of 65sqm private amenity space for the proposed development is inadequate. I conclude that the proposed provision is consistent with Development Plan standards and is acceptable.
- 8.17. The appellants request that the hours of operation should be amended as this is a settled residential area. I consider that the hours of operation as specified in Condition 12 of the Planning Authority's decision are appropriate for a residential site of this nature. I also consider that Condition 11(a) is appropriate to address the need to control spillages or deposit of other materials associated with the construction.

9.0 AA Screening

I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended. The subject site is located in Hollystown, Co. Dublin. The proposed development comprises domestic extensions, and the conversion of attic space into habitable accommodation.

Having considered the nature and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European site. The reason for this conclusion is as follows:

- The nature and scale of the development
- The location in an established residential development
- The separation distance and absence of any connectivity to any European sites

I conclude that 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. Likely significant effects are excluded and therefore Appropriate Assessment (stage 2) (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 Hollystown, Co. Dublin. The proposal is for domestic extensions and the conversion of attic space into habitable accommodation. No water deterioration concerns are raised in the appeal. I have assessed the development in the context of the objectives of the Water Framework Directive. Having regards to the nature, scale, and location of the development, I am satisfied that it can be eliminated from further assessment as there is no conceivable risk to any surface and/or groundwater bodies either quantitatively or qualitatively.

11.0 Recommendation

11.1. I recommend that planning permission be granted.

12.0 Reasons and Considerations

Having regard to the corner location of the site, the nature and scale of the proposed development and to the zoning objective for the area as set out in the Fingal Development Plan 2023-2029, it is considered that the proposal, subject to compliance with the following conditions, is visually acceptable, would not have detrimental impacts on the residential amenities of property or public safety in the area, would be in accordance with the provisions of the Development Plan, and would accord with the proper planning and sustainable development of the area.

13.0 Conditions

1. The development shall be carried out in its entirety in accordance with plans, particulars and specifications lodged with the application to the planning authority, save as may be required by other conditions attached hereto.

Reason: In the interest of clarity.

2. Before development commences, details of the following amendments shall be submitted to, and agreed in writing with the planning authority:

- (a) The north-eastern bedroom window along the north elevation (rear) of the dwelling at the first-floor level shall be omitted
- (b) The north-eastern bedroom window along the north (rear) elevation of the dwelling at attic level shall be omitted
- (c) The bedrooms along the north elevation (rear) of the dwelling at first floor and attic levels shall each be served by 1no. window only.

Reason: In the interest of residential amenity.

3. The entire premises shall be used as a single dwelling unit apart from such use as may be exempted development for the purposes of the Planning and Development Regulations 2001, as amended.

Reason: In the interest of residential amenity.

4. Before development commences the following shall be submitted to and agreed in writing with the planning authority
 - (a) All external finishes which shall harmonise in colour and texture with the existing dwelling
 - (b) The provision of noise insulation measures to the requirements of the planning authority
 - (c) All stormwater disposal which shall be to soakpits or drains within the site, and shall not be permitted to discharge on to the public road surface
 - (d) Surface water discharge to the requirements of the planning authority
 - (e) Measures for the prevention of the spillage or deposit of clay, rubble, or other debris on adjoining public roads
 - (f) Fenestration to all bathroom/ensuite windows which shall be fitted and permanently maintained with obscure glazing

Reason: In the interests of visual amenity, public health, residential amenity and the proper planning and sustainable development of the area.

5. Construction works shall be restricted to between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and Bank Holidays. Any deviation from these times shall only be allowed in exceptional circumstances where prior agreement has been received from the planning authority.

Reason: In the interest of residential amenity.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of

the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. The application of any indexation required by this condition shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine.

Reason: It is considered reasonable that the payment of a contribution be required in respect of the public infrastructure and facilities benefiting development in the area of the Planning Authority and which is provided, or which is intended to be provided by, or on behalf of the Local Authority.

Note: I do not consider that Condition 4 is necessary or Condition 5 which requires compliance with another consent code is appropriate.

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.

Des Johnson
Planning Inspector

September 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-501413-DF-26
Proposed Development Summary	Domestic extensions and conversion of attic space into habitable accommodation.
Development Address	13, Redwood, Hollystown, Dublin 15, D15 VH94.
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: _____

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