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The Secretary,
An Coimisiun Pleanála,
64 Marlborough Street,
Dublin 1.

7th of July 2026

Appeal of Condition 02

Dear Sir/madam,

Applicant: Becky Wallace

Planning Register Reference: D26B/0388/WEB

Development: Permission is sought for the construction of a dormer window & 1no rooflight to the rear elevation roof and 1no signal storey rear extension at 15 Brighton Hall, Brighton Road, Kerry Mount, D18 V6Y0 by Becky Wallace.

Condition 02

The indicated 'Juliet Balcony' panel to the window of the dormer structure shall be omitted.

The window shall have a cill height of not less than 1.0m above internal floor area.

REASON: In the interest of residential amenity.

We are writing to respectfully appeal Condition 02 of the granted planning permission (Ref: D26B/0388/WEB) regarding the requirement to omit the Juliet balcony and install a window with a cill height of not less than 1.0m.

It is our professional opinion that the concern regarding 'residential amenity' is based on a misinterpretation of the site context. The proposed dormer is positioned approximately 50 meters from the nearest dwelling. Crucially, the dormer faces the front elevation of the neighboring houses rather than their private rear gardens or bedrooms, where privacy is typically considered most sensitive.

Additionally, the majority of the area overlooked by the rear dormer is a shared park. Furthermore, the dwelling is not positioned to directly face the neighboring houses; rather, it is angled in such a way that there are no direct lines of sight into private living spaces. Because the occupant's eye level and viewing position remain identical regardless of whether a sliding door or a window with a 1.0m cill is installed, the proposed design does not create any additional impact on residential amenity.

Furthermore, due to the specific shape and configuration of the applicant's garden, there are minimal views towards the properties on either side. This condition remains unchanged regardless of whether a sliding door or a standard window is installed, as replacing solid wall below a 1.0m cill height with glass has no bearing on overlooking potential or the overall impact on neighboring residential amenity.



We also contend that the imposition of a 1.0m cill height provides no material improvement to residential amenity. The potential for overlooking is governed by the occupant's eye level, which remains unchanged whether the opening is a sliding door or a standard window with a solid wall below 1m. The impact on neighboring privacy is therefore identical in both scenarios, with the dormer size also remaining unchanged.

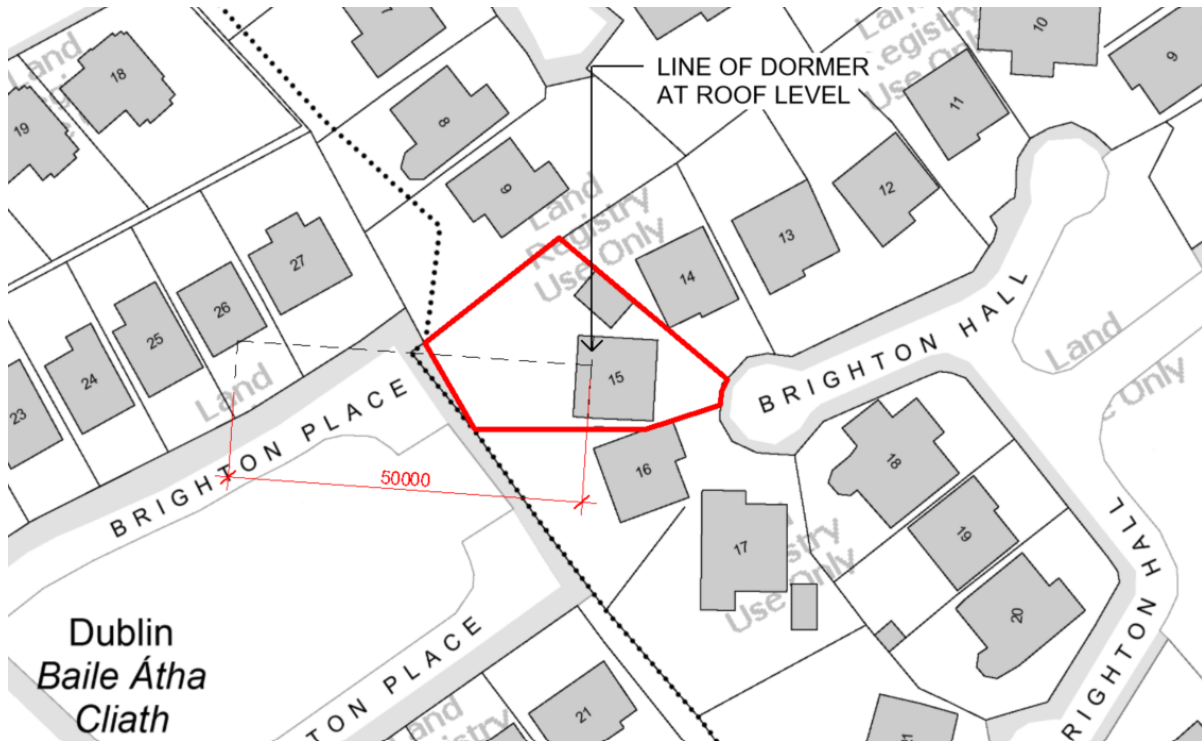


Fig 01: Extract from site location plan showing distance from neighboring buildings to rear.

The proposed dormer design is fully in keeping with the character and scale of the existing dwelling, and we trust that, upon review of these points, the planning authority will agree that the sliding door with a glass barrier does not adversely affect the area's residential amenity.

We trust the enclosed has provided sufficient justification for you to remove condition two from the decision to grant.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Angus Black'.

Angus Black MRIAI
Make A Home