

The Secretary
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

Appellant: Barry O’Fiacháin, 33 Finsbury Park

Planning Authority: Dún Laoghaire-Rathdown County Council

Date: 6 October 2026

RE: 33 Finsbury Park, Churchtown, Dublin 14, D14 RF78

Application D26B/0442/WEB – Refusal dated 24 September 2026, Order P/1909/26

1. Central Ground of Appeal

- 1.1. I wish to submit this first-party appeal in respect of the refusal of permission for two front dormer windows at my family home and ask the Commission to grant the development as submitted. The proposal amends the development permitted under D25B/0546/WEB and the subsequent appeal decision PL-500489-DR-25. It would make the permitted attic accommodation substantially more usable without increasing the permitted footprint or principal ridge height.
- 1.2. The design provides two modest, clearly separated additions within the existing pitched roof. Their width, position, window treatment and finishes relate to the house below, while the main ridge, eaves and substantial areas of roof remain. The Council’s detailed assessment examined these features and found the design acceptable, expressly acknowledging that there are no existing front dormers in Finsbury Park. However, the Senior Executive Planner’s recommendation to grant permission was ultimately disagreed with by the Senior Executive Officer, who decided to refuse permission.
- 1.3. I respectfully submit that the central error in the refusal is the weight given to the absence of an existing front dormer in Finsbury Park. Section 12.3.7.1(iv) of the *DLRCC Development Plan 2022-2028* expressly provides for front dormers to be considered and identifies their relative design, dimensions and bulk as the overriding considerations. It does not require an existing example on the same road. The absence of precedent calls for careful assessment, but it does not establish a conflict with the Plan.
- 1.4. The absence of front dormers was a core consideration in my application from the outset. The Planning Statement prepared by David Lee Planning addressed it through comparable decisions, policy analysis and the choice of two smaller, separated dormers instead of a larger single structure. The Council’s detailed assessment expressly acknowledged the same issue and, following particular scrutiny, found the design not only to be acceptable but also to “*represent a high-quality design solution*”. Endorsed by the Senior Executive Planner, it concluded that the dormers would integrate successfully and establish an appropriate and desirable precedent.
- 1.5. The later review repeats that acknowledged absence, but does not explain why the design response and favourable findings are inadequate. I submit that it effectively treats the lack of precedent as an automatic disqualifier. That substitutes an unwritten restriction for the comprehensive assessment of the proposal’s merits required by the

policy. An issue expressly addressed in the application and assessed in detail cannot simply be restated as if the answer to it had never been given.

- 1.6. As visual impact is the sole reason for refusal, this appeal first addresses the proposed design, the character of Finsbury Park and the extent of public views. It then examines the relevant Development Plan provisions, the Council's assessment and refusal reasoning, and comparable decisions, before explaining the lasting benefit to our young and growing family and the planning policies supporting that improvement. The appeal relies on David Lee Planning's final Planning Statement, submitted as part of the original application received on 3 August 2026, the submitted Gordon Johnson Architecture drawings, and the Council report accompanying Order P/1909/26. Appendix A illustrates the site's position, street-level views and proposed front elevation. Appendix B demonstrates architectural variety within the estate. Appendix C presents selected extracts from the comparable appeal decisions discussed in section 6. References to reports use their printed page numbers.

2. The dormers respect the house and its setting

- 2.1. The central design choice is the provision of two smaller dormers instead of a single larger structure. As explained in section 4.1 of the Planning Statement, the absence of front dormers in the estate directly informed that choice. The proposal responds to the existing roofscape by retaining a clear interval of pitched roof between the additions and generous margins at the sides and eaves.
- 2.2. The drawings show how the design achieves meaningful improvement with considerate restraint. Each dormer is 2.2m wide within a 9.4m wide roof. The 2.74m central gap is wider than either dormer, and the outer margins are approximately 1.13m. Together the dormers occupy about 47% of the horizontal roof width, leaving about 53% between and beside them. This separation is a significant feature of the composition: the dormers remain individually expressed and the pitched roof continues to frame them. (*Planning Statement, section 4.1.1 and Figures 7–8.*)
- 2.3. The submitted drawings show dormer tops 130mm below the principal ridge and an approximately 1.8m setback from the front eaves in plan. The roof retained below and around each dormer, their separation and the unchanged main ridge and eaves together keep the additions subordinate to the principal pitched-roof form. Those relationships preserve the connection between No. 33 and its immediate neighbours. (*Drawings 2025-35-P2-104 and 2025-35-P2-105; Appendix A, Figure A4.*)
- 2.4. The paired windows have a deliberate relationship with the first-floor fenestration. Their vertically proportioned glazing and divided-pane treatment continue the vocabulary of the existing elevation, while the light rendered finishes relate to the house. The dormers also follow the architectural treatment of the rear dormer already permitted. That rear permission is relevant to consistency across this house; the front additions are assessed here in their own streetscape context.
- 2.5. Where visible from the public realm, the dormers would read as two subordinate additions within the retained pitched roof, with proportions and detailing that relate to the house below. For these reasons, I submit that their visual impact would be minor and sympathetic to the house and its immediate setting. The Council's assessment also

found no undue overlooking, loss of privacy, overshadowing or overbearing impact. (Council Report, page 5.)

3. Architectural variety, character and views within Finsbury Park

- 3.1. The conclusion of incongruity must be tested against the estate as it exists. Finsbury Park has a coherent residential character and recognisable groups of similar houses, but its architectural treatment is not uniform. There are very clear differences in size and dimensions, facing materials, window proportions, porch and bay forms, and roof treatments. Those differences, illustrated in Appendix B, are relevant to what constitutes a harmonious addition here. Harmony does not require architectural uniformity.
- 3.2. Some houses present a predominantly red-brick elevation with broad windows and a pitched roof. Others, including No. 33, have white, cream or yellow render, smaller divided-pane windows and projecting porches or bays; some also feature expressed corner quoins, while others do not. Others combine red brick and pale render with broad windows, projecting entrances and hipped main roofs. No. 38 provides a further example of this variety, with a substantially wider front elevation than many other houses in the estate, a large front-facing balcony and extensive glazing to the front. These are observable differences within a common suburban setting. They demonstrate that a coherent residential character can accommodate variation in building scale, façade composition and architectural treatment. (*Appendix B, Figure B1; Appendix A, Figures A3 and A6.*)
- 3.3. The houses at the entrance provide a particularly relevant example of variation in roof treatment within a single semi-detached pair. Their elevations combine brick and pale pebble dash render with tile-clad projecting bays, front-facing gables and pitched entrance porches. The hipped roof end of one house contrasts with the broad gabled roof-level feature, glazing and pale cladding on the side of the adjoining house. The estate's architectural variety therefore extends to the roofscape itself, including between adjoining houses. (*Appendix B, Figures B4–B5.*)
- 3.4. More significantly still, the new dwelling at No. 39A introduced a contemporary, flat-roofed form within Finsbury Park. Under ABP-312698-22 / D21A/1025, the Board granted permission on 3 June 2022 despite the inspector's recommendation to refuse, which included concerns about incongruity and the established streetscape. The Board's Direction expressly addressed its disagreement and accepted the contemporary dwelling as an "*appropriate design response for an infill dwelling*". (*Board Direction BD-010800-22, page 1; Inspector's Report, pages 10–12; Appendix B, Figures B2-B3.*)
- 3.5. The subsequent appeal ABP-320673-24 / D24A/0409 resulted in a grant on 23 December 2024 for retention of amendments including an approximately 690mm increase in parapet height. The inspector considered the resulting visual relationship and the staggered arrangement of houses on that part of the road; the Board concluded that the amendments would not seriously injure residential or visual amenities. (*Inspector's Report, paragraph 10.5; Board Order, pages 1–2.*)
- 3.6. The significance of No. 39A is that architectural difference, including a different roof form, has been expressly accepted within this estate following assessment of its actual effects. Its planning history is directly relevant to the assessment of the estate's character and the Council's conclusion of incongruity. It reinforces the need to explain

why these particular additions to No. 33 would be harmful, rather than treating departure from an existing pattern as sufficient evidence of incongruity.

- 3.7. The immediate houses around No. 33 retain similar pitched roofs, and the proposal respects that context. It retains the principal ridge, eaves, pitched roof and separation between dwellings. The paired dormers respond to the house's existing window treatment and remain separated by a substantial area of roof. The estate's wider variety and the careful retention of these local characteristics together support compatibility. The detailed favourable assessment reached precisely that conclusion. Where the dormers are visible, their subordinate scale, separation and sympathetic treatment would produce a minor visual impact and preserve the character of the house and its setting.
- 3.8. The limited extent of public views further reinforces that conclusion. No. 33 occupies the corner at the bend into the top road within Finsbury Park. Owing to the road layout and the orientation of the house, its front roof is not in a prominent position within the estate as a whole and is visible from only a limited section of the public realm along the top road of Finsbury Park. The clearest views are concentrated along the nearby frontage and approaches around the bend; there is no direct view from much of the estate. Figures A1–A2 in Appendix A show this position within the surrounding layout.
- 3.9. The photographs record those viewing conditions. Figures A3 and A5 show the clearest close and wider oblique views of the front roof. Figure A6 shows No. 33 beyond No. 31, while Figures A7–A9 show how the bend and intervening development interrupt views from the other approach. The proposal's acceptable design and minor visual impact are therefore reinforced by its limited visibility from the public realm. The resulting effect would be minor and localised, with no material adverse effect on the character or visual amenity of Finsbury Park.

4. The Development Plan contains no requirement for an existing precedent

- 4.1. The operative dormer provision in Section 12.3.7.1(iv) of the *DLRCC Development Plan 2022-2028* states:

“Dormer extensions to roofs, i.e. to the front, side, and rear, will be considered with regard to impacts on existing character and form, and the privacy of adjacent properties. The design, dimensions, and bulk of any roof proposal relative to the overall size of the dwelling and gardens will be the overriding considerations.”

- 4.2. That wording clearly establishes a test of the particular proposal and its effects. It expressly includes front dormers; it gives priority to their design and proportions; and it requires consideration of character, form and privacy. It contains no presumption against the first front dormer in a street and no requirement that a comparable feature must already exist. Our proposal seeks permission in accordance with that test. (*Development Plan, page 243; Planning Statement, section 5.4.*)
- 4.3. The later Council review selects existing roof variations and harmony with the host and adjacent structures from the preceding passage on alterations to main roof profiles. Those are relevant considerations, but they should not displace the specific dormer provisions immediately following them. In particular, a direction to consider existing roof

variations cannot reasonably be converted into a requirement that a proposed dormer must reproduce a variation already present.

- 4.4. Harmony requires a convincing relationship with the host house and its setting; it does not require every feature to be repeated on neighbouring houses. Absolute congruence is a different and substantially more restrictive test. If every new architectural feature required an earlier example on the same road, established neighbourhoods could never accommodate a first, well-designed example, no matter how inoffensive or sympathetic to its surroundings. That would obstruct appropriate architectural variety and the adaptation of homes to changing needs. Here the principal ridge, eaves and pitched roof remain, and the Council's detailed assessment found the relationship with the house and streetscape successful.
- 4.5. Treating the lack of precedent as determinative would create a circular restriction: the first otherwise acceptable front dormer could never be permitted because there was no earlier one. The planning authority's task is therefore to assess the individual proposal comprehensively against the Plan, including its design, benefits and effects. An automatic disqualification based on one acknowledged characteristic would prevent that judgment from being exercised. Nothing in Section 12.3.7.1 establishes such a restriction.
- 4.6. The established roofscape remains an important part of the assessment. A new feature can be refused where its particular form or effect would harm that roofscape. The necessary distinction is between introducing a change and causing an unacceptable impact. In this case, the refusal does not explain why the carefully separated dormers would cause harm, despite the detailed findings on their subordinate scale and sympathetic integration.
- 4.7. I therefore submit that the refusal gives excessive and effectively determinative weight to the absence of an existing front dormer. I ask the Commission to reject any presumption arising solely from the absence of precedent and to apply the full wording of Section 12.3.7.1(iv) to the submitted design. On that assessment, the proposal complies with the policy.

5. The absence of precedent was expressly addressed

- 5.1. The absence of front dormers in Finsbury Park was a central consideration in the original application, extensively addressed before the Council made its decision. Section 3.2 of the Planning Statement examined comparable permissions; section 4.1 explained the design response; and section 6 returned to the policy point. Importantly, section 4.1 records that a larger single dormer was considered, but the absence of precedent informed the choice of two smaller, independently expressed dormers. The acknowledged constraint therefore shaped the submitted design. (*Planning Statement, pages 4–7 and 14.*)
- 5.2. The Council's assessment then expressly noted the absence of precedent and included particular scrutiny of character and adjoining amenities. It assessed the position, scale and separation of the dormers before concluding:

"As a result, it is considered that the dormers would not appear visually dominant within the roof plane and would remain clearly subservient to the principal roof form. Therefore,

no adverse visual impacts are anticipated arising from the size, design, or implementation of the proposed dormers.”

- 5.3. The assessment found the materials sympathetic and no adverse visual impact on the dwelling, adjoining houses or wider streetscape. It expressly supported establishing a new precedent, describing the proposal as:

“a high-quality design solution that would integrate successfully with the existing roof form while establishing an appropriate and desirable precedent for future front dormer development within the immediate area.”

- 5.4. Those findings followed examination of the precise issue subsequently relied upon to refuse permission. The recommendation was endorsed by the Senior Executive Planner before the later review on page 8. (*Council Report, pages 5–6 and 8.*)
- 5.5. The later review on page 8 concurs with the bulk of the analysis but disagrees with its conclusions on visual impact and character. It refers to roof variations and harmony, describes the proposal as incongruous and repeats the absence of precedent. The difficulty is the explanation for that judgment. It identifies no excessive width or projection, inadequate separation, inappropriate finish or specific adverse relationship with an adjoining building to explain why the detailed favourable findings should be rejected. Nor does it explain why the deliberate design response to the absence of precedent is inadequate.
- 5.6. The absence of precedent was therefore a starting point for both the application and its assessment. Treating it as an automatic disqualifier at the end makes the analysis of design and actual effects immaterial. This is the central defect in the refusal: the later review repeats the acknowledged constraint without explaining why the detailed and well-designed response to it fails.
- 5.7. I ask the Commission to assess that response on its merits and to reach its own conclusion from the drawings, photographic evidence and full policy wording. Those materials support the earlier assessment: the proposed dormers would be compatible with the house and streetscape, protect neighbouring amenities and provide a lasting improvement to our family home. The concern about the absence of precedent has been addressed on its merits and should not operate as an unwritten veto.

6. Comparable decisions reinforce the case for permission

- 6.1. The following decisions reinforce the approach advanced in this appeal: front dormers should be assessed by reference to their design, proportions and actual effects on the dwelling and streetscape. In particular, the local permissions and appeal decisions demonstrate that the absence of a matching dormer arrangement within the immediate residential setting does not, of itself, establish that a proposal is unacceptable. They illustrate how a new architectural feature can be accommodated through careful consideration of scale, composition and amenity.
- 6.2. **9 Briarly Court, Churchtown – D24A/0245.** This is a particularly relevant local comparison. The Council’s decision dated 6 June 2024 granted permission for a scheme including two front dormers and a double-height porch. Section 3.2.3 of David Lee’s Planning Statement records that, at the time of determination, there were no other front

dormers within Briarly Court or the residential areas immediately surrounding the site. It also explains how the paired, symmetrical arrangement provided a balanced and coherent design appropriate to the detached dwelling. The significance is clear: under the current Development Plan, two front dormers were accepted in a setting without an established local pattern of that feature, following consideration of their architectural relationship with the house. (*Planning Statement, section 3.2.3; DLRCC Weekly List No. 23 of 2024.*)

- 6.3. **50 Meadow Park, Churchtown – D25B/0370/WEB.** Section 3.2.1 of the Planning Statement records permission for front and rear dormers, with Condition 2 limiting the external width of the front dormer to 2.5m. It also records that, at the time of determination, no other two-storey dwellings in the Meadow Park area had front-facing dormers. This provides a further current-Plan example of acceptable development being secured through control of the dormer's dimensions. The absence of an established front-dormer pattern among those houses was compatible with permission for a suitably proportioned addition. (*Planning Statement, section 3.2.1.*)

- 6.4. **34 Nugent Road, Churchtown – PL06D.248913 / D17A/0255.** This appeal directly addresses the reasoning at issue here. The inspector acknowledged that there were no other double dormers in the street and expressly stated:

“the general absence of front dormers does not mean that there is a presumption against such features.”

The inspector's report also records that DLR's own planner considered that the absence of a precedent would not create a presumption against a front dormer. The proposed paired dormers were assessed in terms of their modest scale, position below the ridge and matching finishes. The Board granted permission on 22 January 2018, generally following the inspector's recommendation. The absence of an equivalent paired arrangement was therefore expressly considered and permission followed a favourable assessment of the actual design. (*Inspector's Report, section 3.2.1 and paragraphs 7.3.3-7.3.4; Board Direction and Order.*)

- 6.5. The policy connection between Nugent Road and this appeal is substantial. Section 8.2.3.4(i) of the 2016–2022 Development Plan and Section 12.3.7.1(iv) of the current Plan both identify the design, dimensions and bulk of a roof proposal relative to the dwelling and gardens as the overriding considerations. The current provision expressly includes dormers to the front, side and rear. That continuity reinforces the relevance of the Nugent Road reasoning: the policy calls for an assessment of the proposed dormers and their effects, and does not make an earlier example on the same road a prerequisite to permission. (*Development Plan 2016–2022, page 176; Development Plan 2022–2028, page 243.*)

- 6.6. **2 Orwell Bank, Rathgar – ABP-304137-19 / WEB1024/19.** This decision provides a further relevant comparison involving a two-storey semi-detached house within a modern housing development. Dublin City Council imposed a condition requiring omission of the front dormer, and the inspector recommended retaining that condition. The inspector recorded that there were no front dormers within the modern Orwell Bank development. On 24 June 2019, the Board removed the condition. Its Order expressly found the visual impact acceptable having regard to the character and pattern of development in the area and rejected the concern that the proposal would establish an

undesirable precedent. This is a positive determination by the Board itself that a front dormer could be accommodated within that development following assessment of its nature, scale and layout. (*Inspector's Report, pages 8–9; Board Order, page 2.*)

6.7. **49 Strand Road, Sandymount – ABP-303103-18 / 3909/18.** An additional visual comparison concerns this two-storey end-of-terrace house on a corner site. The Council refused the front dormer on grounds including bulk, incongruity and its relationship with the established pattern of development. Following submission of revised drawings reducing its width, the Board granted permission on 14 February 2019. The inspector identified the variation in dwelling types and accepted the dormer's subordinate scale, setbacks and relationship with the windows below. The Board found the development acceptable in terms of visual amenity, including the area's conservation status. This decision supports assessment of alleged incongruity against the actual streetscape and the architectural relationships retained by the proposal—matters directly relevant to the varied setting of Finsbury Park. (*Inspector's Report, paragraphs 7.2.2–7.2.3; Board Order, page 2.*)

6.8. Taken together, these decisions reinforce the distinction between introducing a new feature and causing harm to residential character. At No. 33, the principal roof form, ridge and eaves are retained; the dormers remain carefully separated and relate to the window treatment of the house below. Their acceptable relationship with the dwelling is further supported by the limited extent of public views. Crucially, the absence of other front dormers was expressly addressed in the original application and the Council's detailed favourable assessment. That assessment reached a positive conclusion with full knowledge of the existing roofscape.

6.9. A grant here would establish a carefully defined example of acceptable scale, separation and architectural treatment. Future proposals would remain subject to the same policy criteria and assessment of their own circumstances. The Council's favourable assessment expressly recognised the value of establishing an appropriate precedent in this way. I ask the Commission to apply that considered approach and grant permission on the merits of the submitted design. The absence of an earlier example should not be elevated into an unwritten prohibition capable of overriding the positive assessment of this particular proposal.

7. A lasting improvement to our family home supported by planning policy

7.1. This is our family home, and we are trying to make it work for our young and growing family for the long term. These modest dormers would make a substantial practical difference to the attic accommodation already permitted. Greater usable headroom means space that is easier to move around and arrange, and better able to meet our family's changing needs. For us, that improvement would be felt in everyday use for years after the building works are complete.

7.2. The benefit is particularly significant in an attic where the sloping roof limits how effectively the floor area can be used. The proposed modest change at roof level can make a considerable difference to usable headroom and flexibility. We are seeking to realise that benefit without extending further into the garden or increasing the permitted footprint, depth, eaves or principal ridge height. This is a proportionate way to improve the accommodation within our home while retaining its main structure and setting. (*Planning Statement, section 4.1.5.*)

7.3. The Development Plan gives positive support to this objective. *Policy Objective PHP19 (Existing Housing Stock – Adaptation)* in the Development Plan supports the conservation and improvement of existing housing through adaptation. *Policy Objective CA8 (Sustainability in Adaptable Design)* promotes flexible layouts that respond to occupants’ changing needs. Improving the usefulness of the permitted attic is consistent with both policies. (*Development Plan, sections 4.3.1.2 and 3.4.1.4; Planning Statement, sections 5.2–5.3.*)

7.4. National Policy Objective 44 of the *National Planning Framework First Revision (April 2025)*, page 90, states:

“Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time.”

7.5. Previously numbered NPO 34, as cited in PHP19 and the Planning Statement, this objective supports improving our home’s ability to serve our family through changing stages of life.

7.6. NPO 67 supports efficient use of land and materials and sustainable reuse and refurbishment of buildings. (*Revised NPF, page 129.*) Improving accommodation without additional land take or an increased permitted footprint is consistent with that direction. Making better use of our home and supporting its continued usefulness applies these principles in practice.

7.7. *Places for People, the National Policy on Architecture (2022)*, prioritises adaptation and reuse and considers buildings’ longevity and usability. (*Pages 28–29.*) This proposal follows that approach by improving a retained home to meet its occupants’ evolving needs.

7.8. These policies give positive planning weight to an improvement in the residential amenity of the people living in the house. That benefit can be achieved here alongside protection of neighbouring amenities and an acceptable relationship with the streetscape. I ask the Commission to weigh it expressly in favour of permission. The proposal allows our home to respond to our family’s needs through a limited and carefully designed alteration. Refusing this modest adaptation because it would be the first of its kind on the road would prevent a lasting improvement to our family home without identifying a convincing visual or residential-amenity harm to justify that outcome.

8. Permission requested

8.1. I respectfully ask the Commission to set aside the refusal and grant permission as submitted. The proposal satisfies the relevant design and amenity criteria. Its acceptability has been supported by a reasoned assessment that expressly recognised, and responded to, the absence of existing front dormers in Finsbury Park.

8.2. The evidence supports a proportionate adaptation that respects its setting and would make a substantial and lasting difference to our family. It would enable our home to meet our changing needs without increasing the permitted footprint or principal ridge height. The Council’s favourable assessment explains why that benefit can be secured while protecting neighbouring amenities and integrating successfully with the house and

streetscape. A grant would therefore give effect both to the Plan's design standards and to its positive support for adapting existing homes. I respectfully ask the Commission to give those findings and that practical benefit positive weight, and to grant permission for the proposal as submitted.

Barry O'Fiacháin

Applicant and appellant

Appendix A

Position within the estate

No. 33 stands at the bend into the top road. These views identify the site and the road layout; the street-level photographs on the following pages show the actual approaches.



Figure A1. Site location within Finsbury Park, outlined red. Reproduced from Figure 1 of David Lee Planning's Statement. Original mapping source: Google Maps.



Figure A2. Aerial view showing No. 33, outlined red, at the bend in the road and its relationship with adjoining houses. Reproduced from Figure 2 of the Planning Statement. Original source: Google Maps.

Appendix A

Existing view and proposed elevation



Figure A3. Close oblique view of No. 33, the nearest white house, showing the front roof and its relationship with adjoining houses.

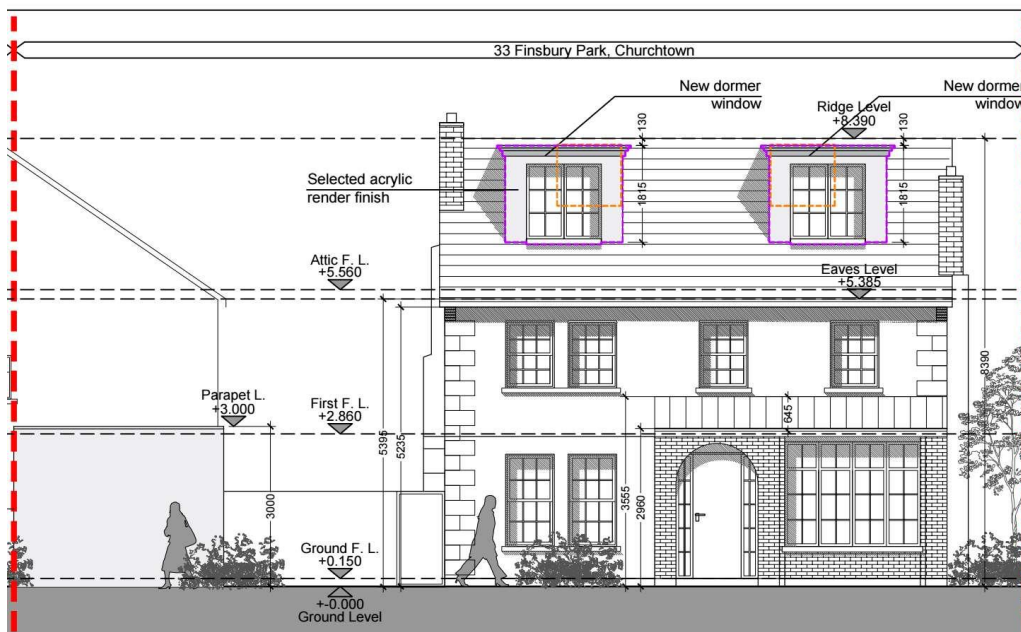


Figure A4. Submitted proposed front elevation, reproduced from Figure 7 of David Lee Planning's Statement.

Appendix A
Views along the frontage



Figure A5. Wider oblique view. No. 33 is the nearest white house on the left.



Figure A6. View from the opposite approach. No. 31 is on the right; No. 32 is on the right of centre; No. 33 is to the left.

Appendix A

Views approaching the bend



Figure A7. Approach around the bend. No. 33 is the white house with the exposed side gable left of centre.



Figure A8. Wider approach towards the bend. The prominent white house on the left is No. 34; No. 33 lies beyond it but is not visible. This view records the interrupted view towards the site.



Figure A9. Another wider view along Finsbury Park towards the bend, showing variations in facing materials, window proportions, projecting entrances and façade composition within a coherent residential streetscape.

Appendix B

Architectural variety within Finsbury Park



Figure B1. No. 38 Finsbury Park. The broad front elevation, long first-floor balcony, extensive glazing and garage frontage provide a distinctive composition within the estate.



Figure B2. No. 39A Finsbury Park. Contemporary flat-roofed form, projecting upper volume and corner glazing, seen alongside the neighbouring pitched-roof houses.



Figure B3. No. 39A Finsbury Park viewed from the front, showing its contemporary flat-roofed form, asymmetric fenestration and projecting upper-floor glazing beside the adjoining pitched-roof dwelling. The view illustrates the contrasting roof forms and façade compositions accommodated within the same streetscape.

Appendix B
The entrance houses



Figure B4. Entrance pair. Brick and pale pebble dash render, tile-clad bays and pitched porches; the hipped end of the main roof is visible on the right.



Figure B5. Gabled roof-level feature on the side of the adjoining entrance house, with glazing and pale cladding, contrasting with the hipped roof end in Figure B4.

Appendix C

Selected extracts from comparable appeal decisions

This appendix records the relevant findings and outcomes in the three appeal decisions cited in the submission. Quotations reproduce the published wording and the accompanying notes summarise context and relevance. Page references are to the original documents.

34 Nugent Road Churchtown

PL06D.248913 / D17A/0255 | Dún Laoghaire-Rathdown County Council

Outcome: Permission granted on 22 January 2018 for a scheme including two front dormers.

Absence of an existing paired arrangement

“the general absence of front dormers does not mean that there is a presumption against such features.”

(Inspector’s Report, paragraph 7.3.3, page 8.)

The inspector expressly acknowledged that there were no other double dormers in the street’s existing roofscape. The report also records that the Council’s own planner considered that an absence of precedent would not create a presumption against a front dormer (*section 3.2.1, page 3*). The design assessment then accepted the dormers’ modest scale, position below the ridge and matching materials and finishes (*paragraph 7.3.4, pages 8–9*).

Final Board decision

“the proposed development would not seriously injure the residential or visual amenities of the area.”

(Board Order, Reasons and Considerations, page 2.)

The Board considered the Plan, residential setting and the proposal’s nature, form, scale and design. Its Direction records a grant generally following the inspector’s recommendation (*page 1*).

Relevance to this appeal

This decision directly supports assessment of proposed front dormers on their architectural merits where an equivalent paired arrangement is absent from the street. The absence was expressly considered before a favourable conclusion was reached on design and streetscape impact.

2 Orwell Bank Rathgar

ABP-304137-19 / WEB1024/19 | Dublin City Council

Outcome: On 24 June 2019, the Board directed removal of Condition 2, which had required the proposed front dormer to be omitted and replaced with a rooflight. The proposal concerned attic accommodation in a two-storey semi-detached house within the Orwell Bank housing development.

Existing roofscape within the housing development

“There are no examples of front dormer windows in the modern suburban style housing of the Orwell Bank development”

(Inspector’s Report, section 7.0, page 8.)

The Council’s condition addressed visual impact and compatibility with the streetscape. The inspector recommended retaining that condition, considering the front dormer incongruous and visually prominent (*sections 7.0–8.0, pages 8–9*).

Board finding on visual impact and precedent

“the visual impact of the proposed dormer was acceptable having regard to the character and pattern of development in the area”

(Board Order, Reasons and Considerations, page 2.)

The Board expressly declined to follow the inspector’s recommendation to retain Condition 2. It also rejected the concern that the development would establish an undesirable precedent. Its reasons addressed the dormer’s nature, scale and layout, the character and development pattern of the area, and residential amenity. The operative decision removed both the condition and its stated reason.

Relevance to this appeal

The Board accepted a front dormer within the modern housing development in which that feature was absent. Its conclusion rested on the acceptability of the particular proposal in context. This provides direct support for examining the proposed dormers’ actual visual effects and for assessing the quality of the example that a permission would establish.

49 Strand Road Sandymount

ABP-303103-18 / 3909/18 | Dublin City Council

Outcome: Permission granted on 14 February 2019 for development including a zinc-clad front dormer on a two-storey end-of-terrace corner house. The Council had refused the front element on grounds including design, bulk, scale and incongruity. The Board's permission incorporated revised drawings reducing the dormer's width.

Assessment of the actual architectural context

"There is a significant variation in dwelling types at this location with the area not characterised by a rigid or repetitive form of development."

(Inspector's Report, paragraph 7.2.2, page 7.)

The inspector examined the proportion of roof remaining visible, the dormer's setbacks from the ridge, eaves and roof edges, and its relationship with the windows below. The revised design was accepted as fitting the house's character and as an improvement on the original proposal (*paragraphs 7.2.2–7.2.3, pages 7–8*).

Final Board decision

"the proposed development would be satisfactory in terms of the visual amenities of the area and its status as a designated conservation area."

(Board Order, Reasons and Considerations, page 2.)

The Board assessed the development by reference to its design and scale and found it acceptable in terms of visual and adjoining amenities. Condition 1 expressly incorporated the revised plans and particulars received on 28 November 2018 (*Board Order, page 2*).

Relevance to this appeal

This decision supports assessment of alleged incongruity against the actual variety of the surrounding streetscape and the architectural relationships retained by the proposal. Its relevance is the acceptance of a front dormer through analysis of proportions, setbacks and fenestration, including in a conservation setting. Those are the same types of design relationships addressed in the proposal for No. 33.