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An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

9 November 2026

Re: First-party appeal – Dún Laoghaire-Rathdown County Council, Reg. Ref. D26B/0469/WEB, at 56 Taney Crescent, Goatstown, D.14, D14KD35, for a dormer window extension in roof at front & associated works.

Site: 56 Taney Crescent, Goatstown, Dublin 14, D14 KD35
Proposal: Front dormer window extension and associated works
Applicant: Mr Shane McInerney

Dear Sir/Madam,

I act for Mr Shane McInerney of 56 Taney Crescent, Goatstown D.14, the applicant, and submit this first-party appeal against Dún Laoghaire-Rathdown County Council's decision to refuse permission under Reg. Ref. D26B/0469/WEB. The Council's decision is dated 13 October 2026. The appeal concerns the proposed front dormer and associated works at the above address.

Grounds of appeal

1. The Council's reason for refusal concludes that the dormer would be visually prominent and incongruous in a streetscape characterised by hipped and pitched roofs. The appellant respectfully disagrees with that conclusion. The proposal should be assessed on its own position, scale, form and design, as shown in the drawings lodged with the application, and on its actual visibility in the streetscape. The presence of a front dormer does not, by itself, establish that the roof form or character of the dwelling would be harmed.

2. The appellant's case is that the dormer, as shown in the application drawings, would read as an ancillary roof-level element rather than a visually dominant addition. The appellant submits that the design allows the dwelling's principal roof form to remain legible.

3. The Council refers to Sections 12.3.7.1(i) and 12.3.7.1(iv), and Section 12.3.1 of the Dún Laoghaire-Rathdown County Development Plan 2022–2028. The appellant accepts that front extensions and roof-level alterations require careful design. However, those provisions call for a site-specific assessment of design and impact. The appellant submits that the proposal, as designed and shown in the application drawings, would not be visually dominant or materially detract from the established character of the area.

4. The following permissions are relevant examples of front dormers accepted in the County. The four recent examples are listed first. The older permission at 91 Landscape Park is also included because it directly relates to the Council's concern about dormers on hipped roofs.

> 15 Foxrock Court, Foxrock, Dublin 18 – Reg. Ref. D25A/0715/WEB; permission granted 6 November 2025 for an attic conversion with dormers to the front and rear.

50 Meadow Park, Churchtown Upper, Dublin 14 – Reg. Ref. D25B/0370/WEB; permission granted 7 October 2025 for attic works including dormer windows to the front and rear.

43 Dalkey Park, Dalkey – Reg. Ref. D25B/0349/WEB; permission granted 31 July 2025 for attic works including dormers to the front and rear, together with a hip-to-gable alteration.

34 Belarmine Grove, Kilgobbin – Reg. Ref. D25B/0312/WEB; permission granted 29 July 2025 for an attic conversion with a 3M wide dormer to the front roof.

91 Landscape Park, Churchtown, Dublin 14 – Reg. Ref. D19B/0331; permission granted 15 July 2019 for alterations including two large dormers to the front and rear of a hipped roof. This is an older, but particularly relevant, comparison.



Photograph - 91 Landscape Park (Reg Ref D19B/0331).

6. In light of the design shown in the application drawings and the precedents set in the examples above, the appellant asks the Commission to find that the proposed dormer would integrate acceptably with the dwelling and would not detract from the visual amenities or established character of the area. The appellant respectfully requests that the Council's refusal be set aside and that permission be granted.

Yours faithfully,

Peter Kavanagh
Dublin Planning Ltd,
77 Lower Camden Street,
St. Kevins, D2.
m. 087 6668016
e. info@dublinplanning.ie