



An
Coimisiún
Pleanála

Direction
CD-020233-25
ABP-321597-25

The submissions on this file, the Inspector's report and the additional information received from the First Party and the Third Party on 29/05/25 were considered at a meeting held on 10/07/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:

Marie O'Connor
Marie O'Connor

Date: 16/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the grounds of appeal, the residential zoning objective and the policy framework provided by the Dublin City Development Plan 2022-2028, including Appendix 18 (Ancillary Residential Accommodation), the proposed development of a single-storey 7.6 square metre rear extension to the authorised mews house on site, subject to compliance with the conditions set out below, would

be consistent with Appendix 18, Section 1.3 (Rear Extension) of the development plan, and would not have an adverse impact on the residential and visual amenities of adjoining properties. The proposed development would, therefore, be consistent with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 6th day of November 2024 and received by An Coimisiún Pleanála on 29th May 2025, except as may otherwise be required in order to comply with the following condition. Where such condition require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission register reference number, ABP- 306245-19 (planning register reference number 4142/19) unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission. The terms and conditions of the permission for the original development, which was issued under shall be fully complied with, except where modified by this permission.

3. The open space dimensions to the rear of the dwelling shall be constructed and maintained as specified on Drawing 24001-PL-1.03ABP as received by An Coimisiún Pleanála on 29th May 2025.

Reason: In the interest of clarity

4. A revised drawing 24001.PL-3.02 showing the side elevation of the extension (without the boundary wall) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of residential amenity.