



An  
Coimisiún  
Pleanála

**Direction**  
**CD-020461-25**  
**ABP-322580-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 08/08/2025.

The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Remove condition number 7.

and,

Amend condition number 3 as follows:

3. The development hereby permitted shall incorporate the following amendments:
  - a) The separate staircase in the side extension shall be omitted and the first-floor extension shall be accessed from the main first floor level. Revised drawings showing compliance with the above requirement shall be submitted to and agreed in writing with the Planning Authority prior to the commencement of development.
  - b) The proposed new pedestrian gate in the side boundary wall shall be omitted.

**Reason:** To ensure integration between the extension and the main house for use as a single dwelling unit in accordance with the permission

**Planning**

**Commissioner:**

  
Stephen Bohan

**Date:** 11/08/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the grounds of appeal, the nature and scale of the proposed development, the residential land use zoning for the site, and the pattern of development in the area, it is considered that the proposed development subject to conditions and internal layout amendment would ensure that the proposed extension is fully integrated with the main dwelling for use as single dwelling unit only, would not seriously injure the residential and visual amenities of the area or of property in the vicinity and would be consistent with Appendix 18 (Ancillary Residential Accommodation) of the Dublin City Development Plan 2022-2028 and therefore, be in accordance with the proper planning and sustainable development of the area.