



An  
Coimisiún  
Pleanála

**Direction**  
**CD-021171-25**  
**ACP-323098-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 06/11/2025.

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:**

*Patricia Calleary*  
Patricia Calleary

**Date:** 06/11/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the design including the form and scale of the proposed development, to the rear of the existing dwelling, including the setback provided at first floor level, the Commission was satisfied that the proposal was an appropriate design response. The commission determined that subject to compliance with conditions below, the proposed development would not seriously injure the visual amenities of the area or residential amenities of any property in the vicinity, including adjacent property and would otherwise align with policy for house extensions. The proposed development, therefore, would be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

Insert Inspector recommended conditions 1-8 (inclusive)