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The submissions on this file and the Inspector's report were considered at a meeting held on 21 January 2026.

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.

### **Reasons and Considerations**

Having regard to the residential zoning objective, the pattern of development in the area comprising terraced housing with front and back gardens and the policy framework provided by Appendix 18 (Ancillary Residential Accommodation) of the Dublin City Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed two-storey rear bedroom extension and roof-level dormer extension, would in general be consistent with Appendix 18 including Section 1.2 (Rear Extensions), Section 1.6 (Daylight) and Section 5 (Attic Conversions / Dormer Windows), would not result in a depreciation of the residential and visual amenities of adjoining properties in the terrace or generally, and would, therefore, be in accordance 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 except as may otherwise be required in order to comply with the following conditions. Where such conditions 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. Prior to the commencement of development, the developer shall submit, for the written agreement of the planning authority, revised floor plans and elevation drawings restricting the length of the two-storey rear extension to four metres maximum depth as measured from the main rear elevation of the terrace (number 92, All Saints Road).

**Reason:** In order to protect of the residential amenities of the adjoining property at number 93 All Saints Road.



3. Details of the external finishes of the proposed development shall be submitted to, and agreed in writing, with the planning authority prior to the commencement of development.

**Reason:** In the interests of visual amenity.

4. The site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

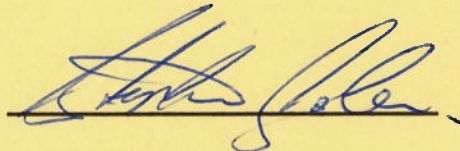
5. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and surface water management.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme.

**Planning Commissioner:**



Stephen Bohan

**Date:** 21st day of January 2026