



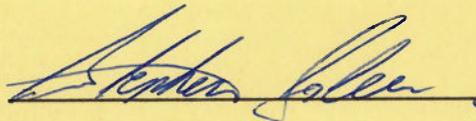
An
Coimisiún
Pleanála

Commission Direction
CD-000133
PL-500181-DR

The submissions on this file and the Inspector's report were considered at a meeting held on 18 February 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.

Planning Commissioner:



Stephen Bohan

Date:

18th day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature and minor scale of the works comprising of alterations and extensions to be retained and proposed to an existing dwelling and its façade

treatment which retains the original shopfront design, it is considered that the development proposed to be retained and the proposed, subject to compliance with the conditions set out below, would not detract from the streetscape or architectural character of the area which is included as a candidate Architectural Conservation area under the Dun Laoghaire-Rathdown County Development Plan 2022-2028, and would not conflict with policy objectives HER18, HER20 and HER21 or seriously injure the visual or residential amenities of the area. It is, therefore, considered that the development to be retained and proposed would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: in the interest of clarity.

2. The external finishes of the roof shall be completed in matching slate tiles, details of which are to be agreed with the planning authority.

Reason: in the interest of visual amenity and to ensure an appropriate high standard of development.