

An
Coimisiún
Pleanála

Commission Direction
CD-000242
PL-500336-SD-25

The submissions on this file and the Inspector's report were considered at a meeting held on 06 March 2026.

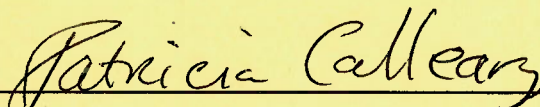
The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

Amend Condition 2 to read as follows

The existing dwelling and the proposed extension shall be jointly occupied as a single residential unit and the extension shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the house an extension as a single residence and in the interest of residential amenity.

Planning Commissioner:



Patricia Calleary

Date:

10th day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the residential land use zoning for the site, the pattern of development in the area, to the nature and scale of development and subject to the conditions below it is considered that the proposed development and in particular the glazed door on the front elevation of the dwelling would not detract from the residential and visual amenities of the area. The planning authority's Condition 2 requiring the omission of this door is therefore not warranted, however, the attachment of the amended condition address concerns regarding potential for subdivision of the dwelling.