

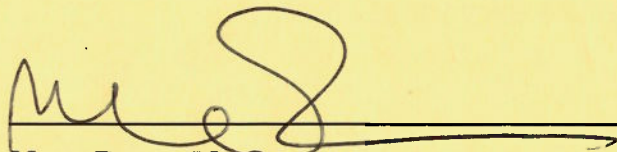
An
Coimisiún
Pleanála

Commission Direction
CD-000261
PL-500355-DR-25

The submissions on this file and the Inspector's report were considered at a meeting held on 11 March 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the draft order, for the reasons and considerations set out below, and subject to the following conditions.

Planning Commissioner:


MaryRose McGovern

Date:

11th day of March 2026

Reasons and Considerations

Having regard to the Dún Laoghaire-Rathdown County Development Plan 2022-2028, and in particular Section 12.3.7.1 (Extension to Dwellings) and having regard to the residential zoning of the subject site, the nature and scale of the proposed development, and the established pattern of the development in the area, it is considered that the proposed development, subject to compliance with

the conditions set out below, would be visually acceptable, would not give rise to undue overshadowing, and would not be seriously injurious to the amenities of residential property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application to the Planning Authority, except as may be otherwise 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. The entire dwelling shall be used as a single dwelling unit and shall not be subdivided by way of sale or letting or otherwise.

Reason: In the interest of residential amenity.

3. Details of all external finishes, including roofing, shall harmonise in material, colour, and texture with the existing dwelling, and shall be agreed in writing with the planning authority, prior to the commencement of development.

Reason: In the interest of visual amenity.

4. The disposal of surface water shall be in accordance with the requirements of the planning authority, details of which shall be agreed in writing with the planning authority, prior to the commencement of development.

Reason: In the interest of public health.