



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000449**  
**PL-500514-DR-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 16 April 2026.

The Commission decided, on a majority of 2 to 1, to grant permission, for the following reasons and considerations, and subject to the following conditions.

**Planning Commissioner:**

  
MaryRose McGovern

**Date:**

**22<sup>nd</sup> day of April 2026**

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the Dún Laoghaire-Rathdown County Development Plan 2022-2028, and in particular to the zoning of the subject site Objective A, which seeks to provide residential development and improve residential amenity while protecting the existing residential amenities, and where an extension to an existing dwelling will be acceptable in principle, and having regard to the scale

and height of this single storey proposal, it is considered that subject to the conditions set out below, the proposed development would be in accordance with the provisions of Section 12.3.7.1 (ii) of the development plan (Extensions to the Rear), would not negatively impact on the visual amenity of adjoining properties, or the public realm, and would not set an undesirable precedent for similar forms of development in the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission noted the plot ratio and site coverage, and that the single storey proposal would include a break in the mass of the wall extending along the boundary with 17 St. Luke's Crescent, by the insertion of a courtyard, stepped back by 2.5 metres. The Commission also noted that the remaining garden area, and this courtyard, would together provide for some 100 square metres of private amenity space for the occupants of the subject site. The Commission did not share the opinion of the Inspector that the proposed depth or overall size would be excessive, and disagreed that the proposal would dominate or overbear on the adjoining properties or on the open space/playpark to the rear of the property. The Commission did not agree that the proposed development would impact adversely on the residential amenity of the neighbouring properties or that it would set an undesirable precedent for similar extensions in the vicinity.

### **Conditions**

1. The proposed development shall be constructed and completed in accordance with the plans, particulars and specifications lodged with the application on the 8<sup>th</sup> day of October 2025, save as may be required by the other conditions attached hereto. 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, details of the materials, colours, and textures of all the external finishes to the proposed development shall be submitted to and agreed in writing with the planning authority.

**Reason:** In the interest of visual amenity and orderly development.

3. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit full details for the collection and disposal of surface water from the site for the written agreement of the planning authority.

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

4. All service cables associated with the proposed development (such as electrical, telecommunications, and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

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

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

**Reason:** To safeguard the amenity of property in the vicinity.

6. The developer shall pay to the planning authority a financial contribution per unit as a contribution in lieu of a shortfall of the public open space requirement in accordance with the terms of the adopted Development Contribution Scheme made under Section 48 of the Planning and Development Act 2000, as amended. 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 indexation provisions of the Scheme at the time of payment.

**Reason:** It is a requirement of the Planning and Development Act, 2000, as amended, that a condition requiring contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.