

The submissions on this file and the Inspector's report were considered at a meeting held on 01 May 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

Reasons and Considerations

Having regard to the scale, and nature of the development, the residential zoning objective relating to the site, the established pattern of development in the area, the policy framework provided by the South Dublin Development Plan 2022-2028 including the requirements of the South Dublin County Council House Design Guide 2025, it is considered that subject to conditions the proposed development would represent an appropriate extension in terms of size and scale to the existing dwelling, would not have an adverse impact on the amenity of neighbouring residential properties and would 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 planning authority, 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 interests of clarity.

2. The external finishes of the proposed extension (including roof tiles/ slates) shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

3. As per the documentation and drawings submitted the proposed attic space shall not be used for habitable accommodation.

REASON: To prevent unauthorised development and in the interests of orderly development and residential amenities.

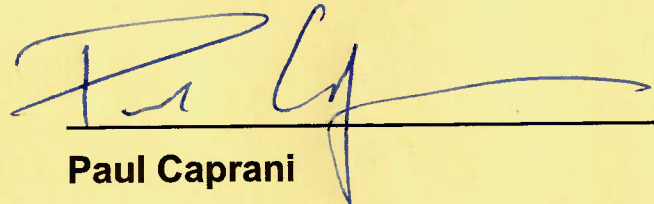
4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

5. Site development and building works shall be carried out only between the hours of 0800 to 1800 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.

Planning Commissioner:



Paul Caprani

Date:

1st day of May 2026