



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000414**  
**PL-500569-DS-26**

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The submissions on this file and the Inspector's report were considered at a meeting held on 09 April 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in the draft Order hereunder.

**Planning Commissioner:**

**Tom Rabbette**

**Date:**

**13<sup>th</sup> day of April 2026**

### ***Draft Order***

#### **Reasons and Considerations**

Having regard to the nature of the subject property and the local area, comprising relatively dense terraced housing with small rear gardens or yards and rear access lanes, and where there is a wide variety of rear extensions in terms of scales and designs, it is considered that the proposed development, as

amended by the further information submitted to the planning authority and subject to the following conditions, would not injure the residential amenities of properties in the vicinity or have an adverse effect on the character of the Architectural Conservation Area. The proposed development would, therefore, be in accordance with the proper planning and development of the area.

## **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 7<sup>th</sup> day of November 2025, 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 interest of clarity.

2. The proposed development shall be modified as follows:

(i) The rear dormer structure shall have a maximum external width of 3500 millimetres, be reduced in depth so as to 500 millimetres back from the existing

eaves and be placed centrally on the roof plane. It shall include a single central window of a design and proportion that relates to the existing rear windows of the house.

(ii) The height of the first-floor extension shall be reduced to sit under the eaves level of the house, and the parapet shall be of a consistent height.

Revised drawings showing compliance with these requirements, and including a full schedule of material specifications, shall be submitted to, and agreed in writing, with the planning authority prior to the commencement of the development.

**Reason:** In the interest of protecting the amenities of the Architectural Conservation Area.

3. External windows serving bathrooms and the rear facing window serving the first-floor bedroom shall be glazed with obscure glass.

**Reason:** In order to protect the residential amenities of property in the vicinity.

4. The 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 details for the disposal of

surface water from the site for the written agreement of the planning authority.

**Reason:** To prevent flooding and in the interests of sustainable drainage.

5. Site development and building works shall be carried out only between the hours of 0700 and 1900 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 in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such

agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

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