



An
Coimisiún
Pleanála

Commission Direction
CD-000532
PL-500614-SD-26

1. The submissions on this file and the Inspector's report were considered at a meeting held on 07 May 2026.

The Commission decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Planning Commissioner:

Mary Henchy

Date:

8th day of May 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard, to the limited depth of the proposed first floor extension, the proposed roof profile, and the size of the garden being retained the proposed extension would accord with the zoning objective 'Res', which seeks to protect and /or improve the residential amenity . The proposed extension is modest in scale and respects the character of the existing house and would have a limited

impact on the amenity of the adjoining property and would therefore accord with Section 12.6 of the South Dublin County Council Development Plan 2022 -2028. The proposed development would therefore accord with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission considered the amendment made at further information stage reducing the depth of the proposed first floor extension from 3m to 2m limited the overbearance on the adjoining property. Furthermore the Commission, noting that the applicant has potential to carryout exempt works to the rear of the property, considered the extension will have limited impact on the adjoining property.

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 6th day of December 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. All external finishes to the development permitted shall harmonise in colour or texture

that is complementary to the house or its context.

REASON: In the interest of visual amenity.

3. Site development and building works shall be carried out between the hours of 7am to 7pm Mondays to Fridays inclusive, between 8am to 2pm 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.

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 and surface water management.