



An
Coimisiún
Pleanála

Commission Direction
CD-000481
PL-500655-DR-26

The submissions on this file and the Inspector's report were considered at a meeting held on 27 April 2026.

The Commission decided to make a split decision, to:

GRANT permission for the conversion of the existing attic space, rear dormer and addition of two number rooflights to the front in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below.

REFUSE permission for the proposed new vehicular entrance to the rear of existing dwelling for the reasons and considerations marked (2) under.

Planning Commissioner:

Patricia Calleary

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Date:

27th day of April 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations (1)

Having regard to the residential land use zoning of the site in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the support in the Development Plan for improvements to and adaptation of existing homes, the development management criteria for alterations to roof profiles and dormers in Section 12.3.7.1 of the said Plan, and the location of the development and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed attic use and design of the proposal would be in accordance with the character of the dwelling and would not detract from the surrounding area or have a negative impact on the visual or residential amenities of the area. 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 and completed in accordance with the plans and particulars lodged with the application, 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. (a) The proposed attic space shall be used for purposes associated with the 1st dwelling only.

(b) The subject dwelling shall be retained and operated as a single dwelling unit and shall not be sub-divided into two or more units.

Reason: To clarify the terms of the permission.

3. The external finishes of the proposed alterations to the existing dwelling shall be the same as those of the existing dwelling in respect of colour and texture. Samples of the proposed materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. Surface water arrangements shall comply with the requirements of the planning authority for such services and works.

Reason: In the interest of public health.

5. Site development and building works shall be carried out between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 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 residential amenities of property in the vicinity.

Reasons (2)

1. Sub-section 12.4.8.1 (General Specifications) of Section 12.4.8 (Vehicular Entrances and hardstanding Areas) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 requires, inter alia, that 'proper provision shall

be made for sightlines at the exit from driveways' in accordance with the requirements in the Design Manual for Urban Roads and Streets (Department of Transport, 2013), and as appropriate to the particular road type, and 'speed being accessed' and 'vehicle entrances and exits shall be designed to avoid traffic hazard for pedestrians and passing traffic'. Sightlines at the proposed entrance are compromised by the unregulated roadside parking regime for Ferncarrig Rise at the location of the proposed access. Having regard also to the need for vehicles to cross the pedestrian footpath located immediately adjacent to the proposed access, and the lack of capacity for a turning area within the site and the consequent need for reversing manoeuvres out of the site, it is considered that the proposed development would endanger traffic and pedestrian safety and would be contrary to the aforementioned provisions of the Development Plan. Accordingly, to permit the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Sub-section 12.8.3.3(i) (Private Open Space for Houses) of Section 12.8.3 (Open Space Quantity for Residential Development) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 includes a minimum private open space requirement of 75 square metres for houses with four bedrooms or more. The private open space that would remain after the minimum parking space dimensions of 5.5 metres by 3 metres to serve the proposed access are provided, and after the areas occupied by the two existing sheds in the rear garden are discounted would be significantly below the specified minimum threshold. Accordingly, to permit the proposed development would provide for sub-standard amenities serving the subject dwelling, would be contrary to the aforementioned provisions of the Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.