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The submissions on this file and the Inspector's report were considered at a meeting held on 29th May 2026.

The Commission decided to make a split decision, to

**grant permission**, for the following reasons and considerations and subject to the following conditions for

- The retention of pitched roof shed to the rear of the property,
- Infill of existing open walled front porch to provide new front entrance door
- The retention of two internal boundary walls with pedestrian gates

**Reasons and Considerations:**

Having regard to the provisions of the South Dublin County Development Plan 2022 – 2028 and the overall design and scale of the proposed development, it is considered that, subject to the conditions set out below, the detached pitched roof shed to the rear, front porch infill and internal boundary walls with pedestrian gates do not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Conditions:**

1. The development shall be retained and completed in accordance with the plans and particulars submitted with the planning application except as may be otherwise required by the following conditions.

**Reason:** To clarify the plans and particulars for which permission is granted.

2. The development proposed to be retained shall be amended as follows:

(a) The two internal boundary walls shall be reduced in height to no greater than 900mm forward of the building line of the main dwelling

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this order.

**Reason:** In the interests of traffic safety and visual amenity.

and

to **refuse permission** for

- timber fence to front boundary wall

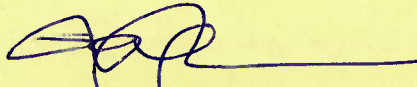
new front vehicular entrance with dropped kerb

generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

1. Having regard to the established character of the immediate area, which comprises of low-level front boundary walls which maintain a strong and important visual connection between the residential units and the adjoining streetscape, together with the provisions of the South Dublin County Development Plan 2022-2028, BFP7 of the associated House Extension Design Guide, it is considered that the timber fence sought for retention, by reason of height, scale and design would represent a visually discordant feature within the area, and, if permitted, set an undesirable precedent for similar new/modified boundary treatments in the area. The development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed vehicular entrance and its associated driveway, dropped kerb, timber fence and garden walls by virtue of their design (namely their height and their constrained nature) would severely limit visibility onto a fast-moving arterial route with an adjoining footpath and bicycle lane and would give rise to an unacceptable traffic hazard. These deficiencies would endanger road users, pedestrians and cyclists and would, therefore, be contrary to paragraph 7.8.1 (Design of Urban Roads and Streets) of the South Dublin County Development Plan 2022-2028, paragraph 4.4.5 (Visibility Splays) of the Design Manual for Urban Roads and Streets. The proposed development would, therefore,

be contrary to the proper planning and sustainable development  
of the area.

**Planning Commissioner:**



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**Emer Maughan**

**Date:**

**3<sup>rd</sup> day of June 2026**