



An
Coimisiún
Pleanála

Commission Direction
CD-000737
PL-500966-DR-26

The submissions on this file and the Inspector's report were considered at a meeting held on 11 June 2026.

The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Remove condition number 2

Planning Commissioner:

Tom Rabbette

Date:

17th day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature, scale and extent of the first floor extension to the side of the existing dwelling and, in particular, its location on top of an existing ground floor extension previously granted planning permission which is already located on the boundary with the public realm, the Commission considered that, in this instance, the first floor extension on the boundary is a reasonable site-specific design and construction solution, and the extent of the roof overhang of the public realm is limited. As the proposed development does not propose a new boundary wall but rather extends vertically an existing boundary wall, the Commission considered that the proposal does not conflict with section 12.3.7.1(iii) of the Dun-Laoghaire-Rathdown County Development Plan 2022-2028. The development as proposed does not adversely impact on the visual amenities of the area. The Commission considered that condition number 2 was unwarranted in the circumstances.

In deciding not to amend condition number 2 as recommended by the Inspector, the Commission noted that the degree of roof overhang is limited, does not impede the use of the public space below and the gable roof finish proposed reflects the existing roof gables in the area.