



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000722**  
**PL-501035-DN-26**

The submissions on this file and the Inspector's report were considered at a meeting held on 12 June 2026.

The Commission decided to ~~grant permission~~ <sup>AMEND CONDITION No. 3</sup> generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the draft order, considerations and conditions. *LMC*  
*16/6/26*

**Planning Commissioner:**

**Liam McGree**

**Date:**

**16<sup>th</sup> day of June 2026**

Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below directs the said Council under subsection(1) of section 139 of the Planning and Development Act 2000 to amend condition number 3, and the reason therefor, as set out below.

3. The development hereby approved shall incorporate the following amendments:

(a) The parapet height of the proposed single storey extension shall be reduced from 3.944 metres to 3.744 metres unless otherwise agreed in writing with the Planning Authority.

(b) The flat roof of the proposed single storey extension shall not be used as a terrace or balcony and shall not be accessible by the occupants of the subject property for any other purpose other than for occasional works of repair and/or maintenance.

Reason: In the interests of protecting the established residential amenities of adjoining properties.

Having regard to the provisions of Appendix 18 of the Dublin City Development Plan 2022-2028 relating to residential extensions, the existing circumstances, and the height and design of the proposed development, the condition requiring a minor reduction in the height of the proposed parapet is considered reasonable, in order to protect the residential amenity of the neighbouring dwelling to the west, in the interest of proper planning and sustainable development of the area. Furthermore, a requirement that the flat roof of the proposed extension not be accessed or used as a terrace is considered reasonable given the proximity of that flat roof to common boundaries with adjacent residential properties and the potential for overlooking of rooflights in adjacent properties from that flat roof.