

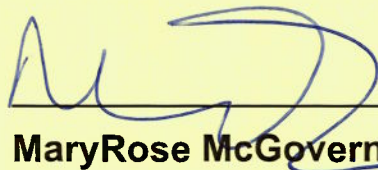
An
Coimisiún
Pleanála

Commission Direction
CD-001230
PL-501311-DR-26

The submissions on this file and the Inspector's report were considered at a meeting held on 08 September 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the draft order, for the reasons and considerations set out below, and subject to the conditions set out below.

Planning Commissioner:


MaryRose McGovern

Date:

8th day of September 2026

Having regard to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, to the zoning of the subject site as Objective A, which has the purpose of improving residential amenity while protecting existing residential and visual amenities, to policy objective PHP19 which seeks to improve existing housing stock, and to densify existing built-up areas through small scale infill development, to Section 12.3.7.7 (Infill), Section 12.4.5.6 (Residential

Parking) and Section 12.8.3.3 (Private Open Space), it is considered that, subject to the conditions set out below, the proposed adaptation of a former coach house to accommodate a one-bedroom dwelling, would provide for the suitable re-use of an existing coach house structure, would provide for an acceptable standard of residential accommodation, and would not give rise to a negative impact on the residential or visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Commission noted and agreed with the observations of the inspector regarding issues raised in the appeal, in relation to the ownership of the boundary wall. The Commission considered it appropriate to grant permission, subject to conditions, having regard to Section 34(13) of the Planning and Development Act 2000, as amended, which states that: 'A person shall not be entitled solely by reason of a permission under this section to carry out any development'.

Conditions

1. The development shall be carried out 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 proposed development shall be amended as follows:

- (a) the north boundary red line shall be extended northwards by 1metre.

(b) the south boundary red line shall be extended southwards to provide for private open space to the rear of the proposed dwelling, which shall have a total floor area of 48 square metres, excluding the stairs, hardstanding behind the stairs, pedestrian gateway and bin storage, and shall make provision for cycle parking for future occupants of the proposed dwelling.

(c) the southern and eastern boundaries (as extended) enclosing the private open space shall be 1.8 metres in height and shall be of masonry and/or brick construction to match the existing building.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with the planning authority, prior to commencement of development.

Reason: In the interests of visual and residential amenity.

3. The glazing on the northern elevation serving the window to the WC, shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

Reason: In the interest of residential amenity.

4. Details of the materials, colours and textures of all the external finishes to the proposed dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The roof colour shall be blue-black, black or dark grey in colour only and the brick colour to be used shall be the same as that used in the existing building.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

5. Development described in Classes 1 or 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, or any statutory provision modifying or replacing them, shall not be carried out within the curtilage of any of the proposed dwellinghouses without a prior grant of planning permission.

Reason: In the interest of residential amenity and in order to ensure that a reasonable amount of private open space is provided for the benefit of the occupants of the proposed dwellings.

6. A detailed drawing of the connection between the access gate in the western boundary wall, and the adjoining public carriageway, shall be submitted to, and agreed in writing with the planning authority, prior to commencement of development.

Reason: In the interest of permeability and proper planning and sustainable development.

7. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the transfer of land in accordance with the requirements of section 94(4) and section 96(2) and 96(3)(a), (Part V) of the Planning and Development Act 2000, as amended, and/or the provision of housing on the land in accordance with the requirements of section 94(4) and section 96(2) and 96(3) (b), (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate has been granted under section 97 of the Act, as amended. Where

such an agreement cannot be reached between the parties, the matter in dispute (other than a matter to which section 96(7) applies) shall be referred by the planning authority or any other prospective party to the agreement, to An Coimisiún Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan for the area.

8. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures, measures to prevent the deposit of dirt and debris on the public road, construction traffic management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

9. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interests of sustainable drainage.