

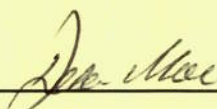
An
Coimisiún
Pleanála

Commission Direction
CD-001171
PL-501428-DR-26

The submissions on this file and the Inspector's report were considered at a meeting held on 28 August 2026.

The Commission decided by majority (2:1) to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning Commissioner:



Declan Moore

Date:

1st day of September 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the height, scale, and footprint of the proposed side extension, as amended in the appeal documentation, and having regard to the location and orientation of the existing house and the proposed extension relative to the existing building lines, it is considered that, subject to compliance with the conditions set out below, the proposed development would not have adverse impacts on the visual or residential amenities of the area, would be in accordance with development plan policy and guidance on side extensions, including Section 12.3.7.1(iii) of the Dun-Laoghaire-Rathdown County Development Plan 2022-2028, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Coimisiún Pleanála on the 26th day of May, 2026 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The existing dwelling and the proposed extension shall be jointly occupied as a single residential unit and the extension shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

3. The external finishes of the proposed extension, including roof tiles/slates, shall harmonise with those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

5. Prior to commencement of development, tree protection measures shall be put in place to protect the adjacent street trees, and the large, mature tree in the front garden, as shown on drawing number 261010.03.001 (Site Plans Existing and Proposed). They shall be protected by stout fences not less than 1.5 metres in height. This protective fencing shall enclose an area covered by the crown spread of the branches, or at minimum radius of two metres from the trunk of the tree or centre of the shrub, and to a distance of two metres on each side of the hedge for its full length and shall be maintained until the proposed development

has been completed. No construction equipment, machinery or materials shall be brought onto the site for the purpose of the proposed development until the trees which are to be retained have been protected by this fencing. No works shall be carried out within the area enclosed by the fencing and, in particular, there shall be no parking of vehicles, placing of site huts, storage compounds or topsoil heaps, storage of oil, chemicals or other substances, and no lighting of fires, over the root spread of any tree to be retained.

Reason: In the interest of tree protection.

6. Any cutting of trees, hedgerows and vegetation shall only be undertaken outside of the bird breeding season, namely between the 1st of March and the 31st of August.

Reason: To minimise risks to breeding birds.

7. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or 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 amenity of property in the vicinity.

8. No mud or debris from the site shall be carried onto or deposited on the public road by the developer during the construction phase.

Reason: To protect the amenities of the area and in the interest of road safety.

9. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.