

An  
Bord  
Pleanála

Board Order  
ABP-320802-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD24B/0258W**

**Appeal** by Nathalie Kalo of 21 Fforster Drive, Ballydowd Manor, Lucan, County Dublin against the decision made on the 27<sup>th</sup> day of August, 2024 by South Dublin County Council to grant subject to conditions a permission to Shirley and Plunkett Clarke care of 4bes Design Services of 38 Larkfield Avenue, Lucan, County Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of two storey extension to the side of existing dwelling comprising of family room, shower room and utility room at ground floor level and two number bedrooms at first floor level. Construction of single storey extension to the rear comprising of open plan kitchen, living and dining space. Relocation of existing entrance door and revised internal layout. New access gate from rear garden onto Fforster Drive, all at 23 Fforster Drive, Ballydowd Manor, Lucan, County Dublin.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **Reasons and Considerations**

Having regard to the nature and scale of the proposed development, the relevant provisions regarding residential extensions as set out in South Dublin County Development Plan 2022-2028, including Section 6.8.2 (Residential Extensions) and the South Dublin County Council House Extension Design Guide, it is considered that the proposed development, subject to compliance with the conditions set out below, would be in accordance with the relevant development plan provisions, would not adversely impact or detract from the visual and residential amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The 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 the planning authority on the 4th day of June 2024 and as amended by Further Information received on 31st July 2024, 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 development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The proposed development shall be amended as follows:
  - (a) The two-storey form shall be amended to provide a seamless extension with a hipped roof with all roof planes matching the pitch angle of the existing house (Refer to Seamless extension example contained on page 17 of the House Extension Design Guide).
  - (b) The proposed canopy feature on the front elevation shall be omitted.
  - (c) The proposed parapet wall feature to the side of the house shall be omitted.

Revised drawing showing compliance with the above amendments shall be submitted to and agreed with the planning authority, prior to the commencement of the development.

**Reason:** In the interest of visual amenity and protecting the character of the area.

3. All external finishes to the development permitted shall harmonise in colour or texture that is complementary to the house or its context.

**Reason:** In the interest of visual amenity.

4. The house and the extensions hereby permitted shall be jointly used as a single dwelling unit for residential purposes and shall not be subdivided or used for any commercial purposes, and the extension shall not be sold, let (including short-term letting), leased or otherwise transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.

**Reason:** To prevent unauthorised development and in the interests of orderly development and residential amenities

5. Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.

**Reason:** In the interest of public health.

6. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

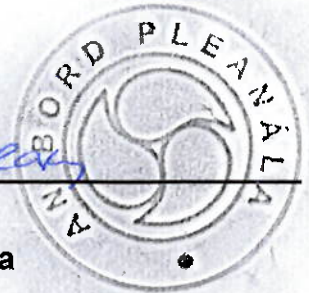
**Reason:** In order to safeguard the residential amenities of property in the vicinity.

*Patricia Calleary*

Patricia Calleary

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.



Dated this *07* day of *January* 2025.