

An  
Bord  
Pleanála

**Board Order**  
**ABP-321592-25**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD24B/0450W**

**Appeal** by Darren Corrigan care of McNevin Design Architects of Office 2, Eden Business Centre, Grange Road, Rathfarnham, Dublin against the decision made on the 29<sup>th</sup> day of November, 2024 by South Dublin County Council to refuse permission for the proposed development.

**Proposed Development:** Retention of alterations to permitted application (planning register reference number SD22B/0256). Alterations include reduction in area of extension to side of existing dwelling, minor alterations to internal layout, and increase in height from permitted three metres to 3.3 metres, all at 35 Daletree View, Ballycullen, 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 provisions of the South Dublin County Development Plan 2022-2028, the scale and height of the rear extension proposed to be retained, and the rear amenity space retained to serve the existing dwelling, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be appropriate in terms of scale, height and layout, would not adversely impact on the residential or visual amenity of neighbouring properties, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, 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 and the development shall be retained in accordance with the agreed particulars.

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

2. The dwelling and the extension shall be jointly occupied as a single residential unit and shall not be used for any other purpose, including short-term letting, unless authorised by a prior grant of planning permission. The extension shall not be let, sold, or otherwise transferred or conveyed save as part of the dwelling. The principal use of the site shall remain in private residential use.

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

3. The external finishes of the extension proposed to be retained shall harmonise with those of the existing dwelling in respect of colour and texture.

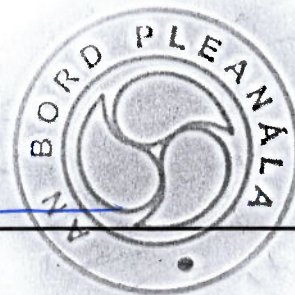
**Reason:** In the interest of visual amenity.



**Paul Caprani**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**



**Dated this 31<sup>st</sup> day of March 2025.**