



An  
Coimisiún  
Pleanála

Commission Order  
ABP-321597-25

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB2074/24**

**Appeal** by Paula Bolger of 3 Sydenham Road, Ballsbridge, Dublin against the decision made on the 4<sup>th</sup> day of December, 2024 by Dublin City Council to grant permission, subject to conditions, to James Coyle care of FHA Architecture and Design, The Masonry, 151 Thomas Street, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** The development seeking permission will consist of the construction of a single-storey extension to the rear of previously approved development 4142/19, An Bord Pleanála appeal reference number ABP-306215-19 and all associated site works at 1 Sydenham Road, Ballsbridge, 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 grounds of appeal, the residential zoning objective and the policy framework provided by the Dublin City Development Plan 2022-2028, including Appendix 18 (Ancillary Residential Accommodation), it is considered that the proposed development of a single-storey 7.6 square metre rear extension to the authorised mews house on site, subject to compliance with the conditions set out below, would be consistent with Appendix 18, Section 1.3 (Rear Extension) of the development plan, and would not have an adverse impact on the residential and visual amenities of adjoining properties. The proposed development would, therefore, be consistent 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 6<sup>th</sup> day of November, 2024 and received by An Coimisiún Pleanála on the 29<sup>th</sup> day of May 2025, except as may otherwise be required in order to comply with the following condition. Where such condition 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. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission register reference number ABP- 306245-19 (planning register reference number 4142/19) unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

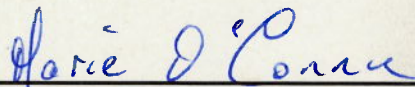
**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission. The terms and conditions of the permission for the original development, which was issued under shall be fully complied with, except where modified by this permission.

3. The open space dimensions to the rear of the dwelling shall be constructed and maintained as specified on drawing number 24001-PL-1.03ABP as received by An Coimisiún Pleanála on 29<sup>th</sup> day of May, 2025.

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

4. A revised drawing number 24001.PL-3.02 submitted with the planning application showing the side elevation of the extension (without the boundary wall) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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



**Marie O'Connor**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate  
the seal of the Commission.**

Dated this 17 day of July 2025.