

Planning and Development Acts 2000 to 2024

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD24B/0355W

Appeal by Frances Wright care of Anne Mahon Architects Limited of 9a Wood Farm Drive, Palmerstown, Dublin, against the decision made on the 3rd day of March 2025 by South Dublin County Council to grant, subject to conditions, a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Alterations to front boundary to relocate existing vehicular access gate and to form new pedestrian gate, garage conversion with flat roof ground floor extension to front of existing bungalow, two number flat roof box dormer extensions to south and north elevations set behind the front building line, two storey rear extension with concealed balcony. External alterations to replace existing window on north elevation with a single door to new bootroom/laundry room and new high level window facing north all with new rooflights generally. Works include a front sun patio and a garden structure at rear for home gym, study and tool shed, all at 6 Esker Lane, Ballydowd, Lucan, County Dublin.

Decision

Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to **AMEND** condition number 2 so that it shall be as follows for the reasons set out.


2. Prior to the commencement of development, the developer shall submit the following for the written agreement of the planning authority:

Reduce the overall height of the garden structure to no more than three metres.

Reason: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area

Reasons and Considerations

The Board was satisfied that the dormer roof interventions as amended by the plans and particulars submitted to the planning authority on the 4th day of February, 2025 would be appropriate in terms of design and would also be supported by Policy H14 (Residential Extensions) of the South Dublin County Development Plan 2022-2028 and guidance set out in Section 3.5.2 of the South Dublin County Council House Extension Design Guide (February 2025) and would not impact on the residential amenities of adjoining properties or visual amenities of the area. Therefore, the Board was satisfied that part (a) of Condition 2 was not warranted.



Patricia Calleary

Planning Commissioner of An Coimisiún

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



Dated this 24th day of June 2025.