

An
Coimisiún
Pleanála

Commission Order
ABP-322307-25

Planning and Development Acts 2000 to 2025

Planning Authority: South Dublin County Council

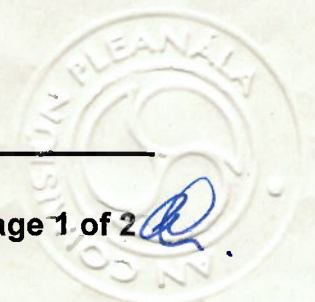
Planning Register Reference Number: SD25B/0045W

Appeal by Elaine Kearns of 17 Coolamber Park, Knocklyon, Dublin against the decision made on the 26th 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: Single storey front extension at 17 Coolamber Park, Knocklyon, Dublin.

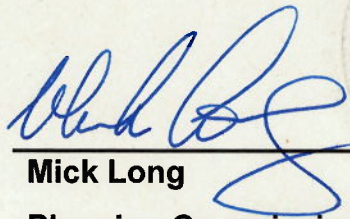
Decision

Having regard to the nature of the condition 2, 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 **REMOVE** condition number 2 and the reasons therefor.



Reasons and Considerations

Having regard to the scale and design of the proposed extension, the depth of driveway retained after the proposed development, the absence of any significant negative effects on properties in the vicinity, the varied form of existing extensions and differing front building lines in the area and the provisions of the South Dublin County Council House Extension Design Guide 2025, it is considered that the imposition of the said condition is not warranted.



Mick Long

Planning Commissioner of An Coimisiún

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

Dated this  day of  2025.