



An
Coimisiún
Pleanála

Commission Order
ABP-322374-25

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2683/24

Appeal by Morgan Sheehy of 4 Donnybrook Close, Dublin against the decision made on the 2nd day of April, 2025 by Dublin City Council to grant subject to conditions a permission to Breda Clifford care of Fergus Flanagan of 58 Georges Street Upper, Dun Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of existing single storey front porch, rear sunroom and single storey storeroom extension, and detached single storey shed to the rear. Removal of existing rooflights and proposed replacement and rooflight layout to the rear. Proposed infill construction of ground floor porch and extension above at first-floor level, including associated roof amendments. Proposed timber cladding to the first-floor bay window. Proposed construction of single storey flat roof extension to the side (north-west) and rear, incorporating new rooflights and proposed covered terrace area. Proposed application of new sand and cement render to all external elevations of the dwelling. Proposed installation of a new side and front boundary fence/wall with electric gate system with reduction in size of

vehicular access. Proposed amendments to all elevations and proposed internal reconfigurations and all associated site works, all at 1 Donnybrook Close, Donnybrook, 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 in an area zoned 'Z1' in the Dublin City Development Plan 2022–2028 for which the zoning objective is 'To protect, provide and improve residential amenities', it is considered that, subject to compliance with the conditions set out below, the proposed development would be an acceptable design, would not seriously injure the residential and visual amenities of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Commission considered that the proposed front elevation finish of sand and cement render would be visually incongruous at this location and that the proposed front boundary wall would not be in keeping with the character of the streetscape in this cul-de-sac development and that these elements of the proposed development would not, therefore, make a positive contribution to the streetscape and would not be in accordance with the General Design Principles set out for residential extensions in Appendix 18 Section 1.1 of the development plan. The Commission attached condition number 2 accordingly.

Conditions

1. The proposed 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 10th day of March, 2025, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) The external front finish shall, in so far as possible, comprise of brick which harmonises with the existing dwelling and others in the street.
(b) The front boundary wall and gate shall be omitted.

Revised drawings showing compliance with the above requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the visual amenities of the area.

3. The flat roof on the rear extension shall not be used as a balcony or terrace unless authorised by a further grant of planning permission.

Reason: To protect the residential amenities of properties in the vicinity.

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

Reason: In the interest of public health.

5. Site development and building works shall be carried out only between the hours of 0700 and 1900 Mondays to Fridays, inclusive, between 0800 and 1400 on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme. **Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Mary Gurrie

Mary Gurrie

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 12 day of August 2025.