

**Commission Order**  
**ABP-322437-25**

**Planning and Development Act 2000, as amended**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB2301/24**

**Appeal** by Lesley and Declan Carolan of 1 Janeville, Saint Kevin's Parade, South Circular Road, Dublin against the decision made on the 10<sup>th</sup> day of April, 2025 by Dublin City Council to grant subject to conditions a permission to Niall Vaughan care of O'Neill O'Reilly and Associates of 13 Adelaide Road, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Conversion of attic to bedroom/storage with an increased ridge height of 430 millimetres to 5530 millimetres, dormer extension to rear, two number proposed Velux windows to the front of the dwelling, removal of ground level rear window, one number opaque window to rear, and associated site works at 28 Daniel Street, Dublin as revised by the further public notices received by the planning authority on the 18<sup>th</sup> day of March 2025.

## **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 Section 5.0 of Appendix 18 of the Dublin City Development Plan 2022-2028 (Attic Conversions/Dormer Windows), and having regard to the design, scale and appearance of the proposed extension and conversion, and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or residential amenities of property in the vicinity and would not adversely impact on the character of the area. The proposed development, would, therefore, be in accordance 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 18<sup>th</sup> day of February 2025 and the 18<sup>th</sup> 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 development shall be carried out and completed in accordance with the agreed particulars.



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

2. The flat roof area over the ground floor shall be accessible for maintenance purposes only and shall not be used as a balcony or external seating area.

**Reason:** To protect the amenities and privacy of adjoining residents.

3. The proposed trellis screening with climbing vegetation, shall be replaced with a screen of opaque glazing or metal lattice, details of which shall be agreed with the planning authority, prior to the commencement of development.

**Reason:** To protect the amenities and privacy of adjoining residents.

4. The split window to the first-floor rear window shall be one-part non-opening on the western side, and the other part on the eastern side shall be side hung from the right hand side when viewed from within the bedroom. All glazing on the window will be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

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

5. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

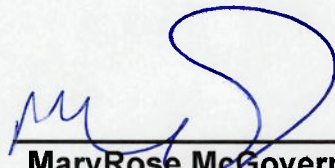
**Reason:** To prevent flooding and in the interest of sustainable drainage.

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

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

7. The chimney stack on the dwelling which is shared with number 27 Daniel Street shall be retained.

**Reason:** In order to preserve the character of the area.



**Mary Rose McGovern**

**Planning Commissioner of An Coimisiún**

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



Dated this 25<sup>th</sup> day of August 2025