

An
Coimisiún
Pleanála

Commission Order
ABP-322580-25

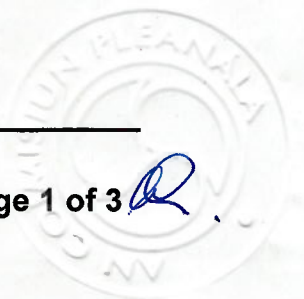
Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1601/25

Appeal by Susan O'Shaughnessy of 86 Larkfield Gardens, Dublin against the decision made on the 14th day of May, 2025 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of garage, construction of a two-storey side extension, including modification of existing single storey side extension, construction of rear attic dormer and attic conversion, forming new pedestrian entrance in the side boundary wall onto Larkfield Gardens, modifications to existing rear lean-to extension and associated site works, all at 86 Larkfield Gardens, Kimmage, Dublin.

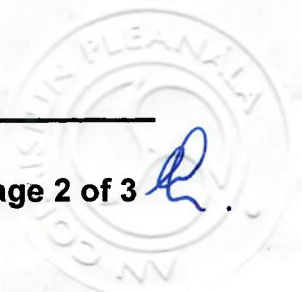


Decision

Having regard to the nature of the conditions 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, as amended, to REMOVE condition number 7 and the reason therefor and to AMEND condition number 3(a) so that it shall be as follows for the reason set out.

3. The development hereby permitted shall incorporate the following amendments:
 - (a) The separate staircase in the side extension shall be omitted and the first-floor extension shall be accessed from the main first floor level. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing, with the planning authority prior to the commencement of development.

Reason: To ensure integration between the extension and the main house for use as a single dwelling unit in accordance with the permission.



Reasons and Considerations

Having regard to the grounds of appeal, the nature and scale of the proposed development, the residential land use zoning of the site, and the pattern of development in the area, it is considered that the proposed development, subject to compliance with the conditions and internal layout amendment, would ensure that the proposed extension is fully integrated with the main dwelling for use as single dwelling unit only, would not seriously injure the residential and visual amenities of the area or of property in the vicinity, would be in accordance with Appendix 18 (Ancillary Residential Accommodation) of the Dublin City Development Plan 2022-2028, and would, therefore, be in accordance with the proper planning and sustainable development of the area.



Mick Long

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

Dated this 22nd day of August 2025.