



An
Coimisiún
Pleanála

Commission Order
ABP-322659-25

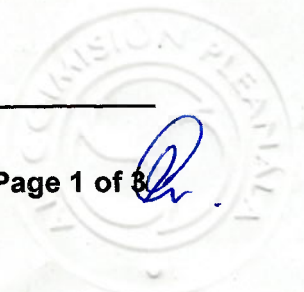
Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1543/25

Appeal by Robert and Mary Harewood of 51 Derrynane Gardens, Sandymount, Dublin against the decision made on the 8th day of May, 2025 by Dublin City Council to grant subject to conditions a permission to Aidan O'Connell and Evelyn Slye care of Jakkulla Architecture and Design of 56A Ramleh Park, Milltown, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Extension to a terraced dwelling. The development will consist of construction of a ground floor pitch roof extension to front of the dwelling and a canopy over the front door, new double glazed windows and door with change to window type to front of the dwelling, first floor pitch roof extension to rear of the dwelling part over an existing ground floor extension and part cantilever over garden, two number velux rooflights to rear, and internal modifications at ground and first floor levels, all at 50 Derrynane Gardens, 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, the established pattern of development in the area, and the provisions of the Dublin City Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development would not have a negative impact on the character of the area or the visual or residential amenities of property in the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours 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 approval has been received from the planning authority.

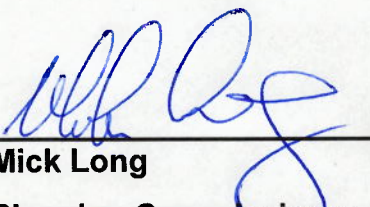
Reason: In order to safeguard the amenities of property in the vicinity.

3. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

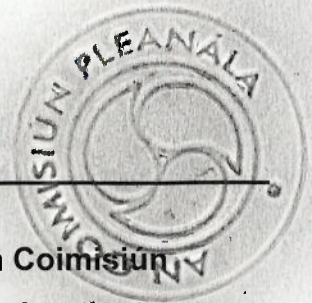
Reason: In the interest of public health.

4. Site development and construction works shall be carried out in such a manner to ensure that the adjoining street is kept clear of debris, soil, and other material.

Reason: To ensure that the adjoining road is kept in a clean and safe condition, in the interest of orderly development.


Mick Long

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



Dated this 1st day of October 2025.