



An
Coimisiún
Pleanála

Commission Order

ABP-323197-25

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25B/0281/WEB

Appeal by Michael and Anne Noctor care of Mahoney Architecture Limited of 21 Denzille Lane, Dublin and by Darren Holmes and Linda Heffernan care of Cullen Payne Architects of 56-58 Drury Street, Dublin against the decision made on the 11th day of July, 2025 by Dún Laoghaire-Rathdown County Council to grant permission subject to conditions to Darren Homes and Linda Heffernan for the proposed development.

Proposed Development: A first floor extension to the rear of the existing house to accommodate an additional bedroom and study. The works will comprise minor internal layout alterations to the first floor in addition to the new build first floor extension, built to match the existing building footprint below. There is one minor alteration proposed to the ground floor, namely the addition of one number proposed clerestory window to the side. All materials and finishes are to match existing all at 24 The Rise, Woodpark, 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 land use zoning objective 'A' for the site, and Development Plan policy, including 12.3.7.1 (Extension to Dwellings) and 'Quality Housing for Sustainable Communities: Best Practice Guidelines for Delivering Homes and Sustainable Communities (2007)' and the design, aspect, location and scale of the proposed development, it is considered, subject to compliance with the conditions set out below, that the proposed development would not seriously injure the adjoining residential amenities of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Commission also considered the first party appeal by the applicant against the planning authority's decision, specifically in respect of Condition 2 of the grant of permission issued under Planning Register Reference Number D25B/0281/WEB. The Commission had regard to the Inspector's Report and to the submissions on file, and decided, in agreement with the Planning Inspector that, in terms of impact on the adjoining residential amenity of Number 22, these are in line with what might be expected in an established residential area such as this. Furthermore, given the scale, height and design of the development as submitted the proposed works are considered appropriate to the suburban location and context and that the proximity to boundaries proposed would not unduly overbear, overlook, or overshadow adjoining properties, and would not seriously injure the amenities of property in the vicinity of the site. The Commission therefore determined that Condition 2 is not warranted and shall be omitted.

Conditions

1. The 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the Planning Authority Register Reference Number D24B/0536/WEB unless the conditions set out hereunder specify otherwise.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permissions.

3. 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.




Declan Moore

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

Dated this 10th day of November 2025.