

An  
Coimisiún  
Pleanála

**Commission Order  
ACP-323416-25**

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

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D25A/0454/WEB**

**Appeal** by Monica Diez Campa & Neil McLoughlin care of BPS Planning and Development Consultants of PO Box 13658, Dublin 14 and by Sean Pittock and others care of Feargall Kenny Planning Consultant of 45 Hainault Drive, Foxrock, Dublin 18 against the decision made on the 25<sup>th</sup> day of July 2025 by Dún Laoghaire Rathdown County Council to grant, subject to conditions, a permission to Michael Foran care of Aoife Tuomey Architects of 24 Raymond Street, Dublin 8 in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** The construction of a first floor extension, area 92 square metres, over part of the flat roof to the existing, single storey dwelling, to accommodate a bedroom, bathroom and sitting room. A balcony with glass balustrade to run along the perimeter of the south-east (side) and south-west (front) facades and a roof terrace to be located at the north-west side of the extension. Remodelling of the existing front entrance to the house providing a double height, glazed screen to the north-east (rear) façade. Associated SuDS works in support of the existing drainage system and site works. Retention permission is sought for (1) a garden room, area 20 square metres converted from an existing shed, located in the south-east corner of the

property and (2) a Home Gym, area 18 square metres located to the rear of the property, close to the north-east boundary, (3) modifications to the façade of the original house with the application of an external insulation board and fitting of replacement windows and new aluminium fascia.

## **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 which comprises retention of two modest outbuildings, a first floor extension and associated first floor terrace/balcony, elevational changes to the dwelling and associated site works, it is considered that, subject to compliance with the conditions set out below, the proposed development would not impact on the residential amenity of adjoining properties or negatively impact the established character or visual amenity of the Killiney Architectural Conservation Area. The proposed development and development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development proposed for retention and the development proposed for permission shall be carried out and completed in accordance with the plans and particulars lodged with the application, received by the planning authority on the 8<sup>th</sup> day of June 2025, except as may be otherwise required by 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:** To clarify the plans and particulars for which permission is granted.

2. (a) The existing WC shall be omitted from the Garden Room
- (b) No toilets or kitchen/cooking facilities shall be installed in the Garden Room or the Home Gym.
- (c) The area indicated as 'green roof shall not be used as a balcony, roof (terrace) garden or similar amenity area.

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

3. The entire premises shall be used as a single dwelling unit and shall not be sub-divided, sold, let, conveyed or otherwise used as two or more separate habitable units or for non-residential uses.

**Reason:** To prevent unauthorised development.

4. Site development and building works shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays, inclusive, between 0800 and 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.

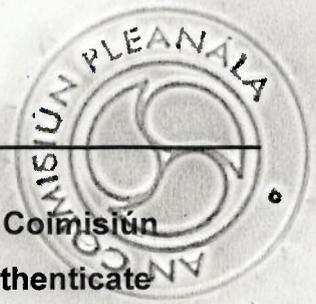
**Reason:** In order to safeguard the residential amenities of property in the vicinity.

5. 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 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.

  
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**Declan Moore**

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



Dated this 17<sup>th</sup> day of DECEMBER 2025