



An
Coimisiún
Pleanála

Commission Order
ACP-323500-25

Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD25B/0030W

APPEAL by Namrah Siddique care of JPO Architectural Associates of 6-9 Trinity Street, Dublin against the decision made on the 1st day of August 2025, by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: Retention permission of rear single storey extension consisting of bedroom, kitchen, dining room accommodation and associated site works at number 6, Saint Edmunds Park, Ballydowd, Lucan, County Dublin.

Decision

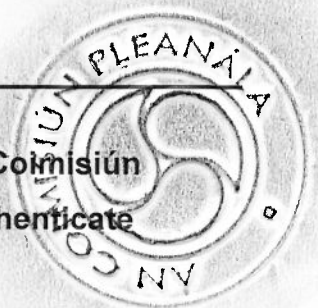
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. The family flat proposed for retention is located in an area for which the zoning objective is 'to provide for residential development and protect and improve residential amenity', as set out in the South Dublin County Development Plan 2022-2028, whereby it is the policy of the planning authority to ensure that any new development in existing areas would have a minimal impact on and enhance existing residential amenity. Having regard to the scale, design and layout of the family flat proposed for retention, relative to the plot size of the site, which results in poorly configured and insufficient usable private amenity space (14.7 square metres), it is considered that the retention of this family flat as constructed, if permitted, would represent overdevelopment of a restricted site and would seriously injure the amenity of residents of the existing house, and would contravene the zoning objective for the area set out in the South Dublin County Development Plan 2022-2028.
2. The retention of this family flat as constructed, if permitted, would set an undesirable precedent for development of similar scale and layout relative to the parent dwelling, which in themselves and cumulatively would be harmful to the residential amenities of the parent dwelling and the wider area, and would be contrary to the 'RES' zoning objective of the area, which seeks 'to protect and/or improve residential amenity'. The development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.


Liam McGree

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



Dated this 10th day of December 2025.