

An  
Coimisiún  
Pleanála

**Commission Order  
ACP-323559-25**

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

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

**Planning Register Reference Number: D25B/0351/WEB**

**Appeal** by Anthony McGarry care of Colgan O'Reilly Architects of 93A Sandymount Road, Sandymount, Dublin against the decision made on the 7<sup>th</sup> day of August 2025, by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to Beth Fortune care of Scullion Architects of 49/50 Berystede, Leeson Park, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** The construction of a part one and part two storey extension to rear, external wall insulation, new windows and doors throughout, rooflight to new extension and to rear main roof, and all ancillary site works at 37 Patrician Villas, Stillorgan, Blackrock, County 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 provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the zoning objective to 'provide residential development and improve residential amenity while protecting the existing residential amenities', the pattern of development in the area, and the scale, form and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not an adverse impact on the existing residential and visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## 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. The existing dwelling and the proposed extension shall be jointly occupied as a single residential unit and the extension shall not be used, sold, let, or otherwise transferred or conveyed, save as part of the dwelling.

**Reason:** To restrict the use of the extension in the interest of residential amenity.

3. Details of the external elevations shall be submitted to, and agreed in writing with, the planning authority.

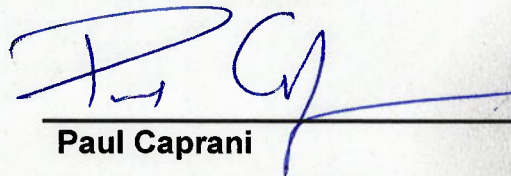
**Reason:** In the interest of clarity.

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

5. Water supply and 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.



**Paul Caprani**

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



**Dated this 26<sup>th</sup> day of November 2025.**