

An  
Coimisiún  
Pleanála

Commission Order  
PL-500336-SD

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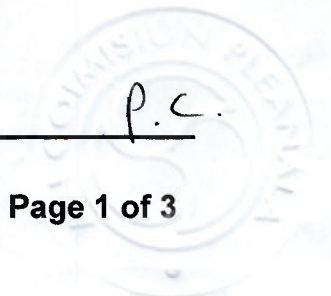
**Planning and Development Act 2000, as amended**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD25B/0554W**

**Appeal** by Frances Wright against the decision made on the 3<sup>rd</sup> day of November, 2025 by South Dublin County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Amendments to previously approved planning register reference number SD24B/0355W for new ground floor front extension on southern boundary, Juliette balcony on W13 of rear elevation and stone cladding to garden room and to ground level rear elevation of main dwelling, all at 6 Esker Lane, Ballydowd, Lucan, County Dublin.



## Decision

Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to **AMEND** condition number 2 so that it shall be as follows for the reason set out.

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 as a single residence and in the interest of residential amenity.

## Reasons and Considerations

Having regard to the residential land use zoning of the site, the pattern of development in the area, and the nature and scale of the proposed development, it is considered that the proposed development, and in particular the glazed door on the front elevation of the dwelling, would not detract from the residential and visual amenities of the area. The planning authority's condition number 2 requiring the omission of this door is, therefore, not warranted; however, the attachment of the amended condition addressing concerns regarding the potential for subdivision of the dwelling is considered reasonable.



**Patricia Calleary**

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

Dated this 13<sup>th</sup> day of *March* 2026.