

An
Coimisiún
Pleanála

**Commission Order
PL-500355-DR-25**

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25B/0503/WEB

Appeal by James and Jacinta Kane against the decision made on the 5th day of November, 2025 by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to Patricia Friend-Pereira and Barry Kelly in accordance with plans and particulars lodged with the said Council.

Proposed Development: (1) The conversion of the existing attached garage to the side of the existing house, (2) the provision of new bay window and external covered porch to the front of the existing house, (3) the provision of a new flat roof and new fenestration to the existing single storey rear extension, (4) the provision of a single storey rear extension, (5) the provision of a new first floor side extension over the existing garage and (6) associated internal alterations, all at 36 Drummartin Park, Drummartin, Goatstown, 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 Dún Laoghaire-Rathdown County Development Plan 2022-2028, and in particular Section 12.3.7.1 (Extension to Dwellings) and having regard to the residential zoning of the subject site, the nature and scale of the proposed development, and the established pattern of the development in the area, it is considered that the proposed development, subject to compliance with the conditions set out below, would be visually acceptable, would not give rise to undue overshadowing, and would not seriously injure the amenities of residential property in the vicinity. 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 in its entirety in accordance with the plans, particulars and specifications lodged with the application to the planning authority, except as may be otherwise 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 entire dwelling shall be used as a single dwelling unit and shall not be sub divided by way of sale or letting or otherwise.

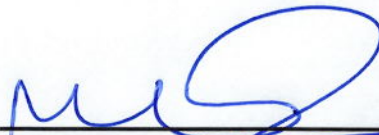
Reason: In the interest of residential amenity.

3. Details of all external finishes, including roofing, shall harmonise in material, colour, and texture with the existing dwelling, and shall be agreed in writing with the planning authority, prior to the commencement of development.

Reason: In the interest of visual amenity.

4. The disposal of surface water shall be in accordance with the requirements of the planning authority, details of which shall be agreed in writing with the planning authority, prior to the commencement of development.

Reason: In the interest of public health.



MaryRose McGovern

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this 18th day of March 2026.