

An
Coimisiún
Pleanála

Commission Order
PL-500491-DR-25

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25B/0562/WEB

Appeal by Aisling Matthews against the decision made on the 24th day of November, 2025 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: Retention of previous demolition of a garage structure adjoining neighbouring property boundary, commencement of construction of a new single storey extension to side of the existing dwelling and a single storey extension to the rear of the existing dwelling and permission for completion of construction of a new single storey extension to side of the existing dwelling and a single storey extension to the rear of the existing dwelling, construction of new canopy structure to the front elevation, and all associated alterations to the elevations, internal alterations, site, drainage, landscaping and ancillary works, all at 62 Orwell Gardens, Milltown, 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 to:

- (a) the zoning of the subject site Objective A, which seeks to provide residential development and improve residential amenity while protecting the existing the residential amenities, and where an extension to an existing dwelling will be acceptable in principle,
- (b) Section 12.3.7.1(i) Extensions to the Front,
- (c) Section 12.3.7.1(ii) Extensions to the Rear,
- (d) Section 12.3.7.1(iii) Extensions to the Side, and
- (e) Section 12.4.8.1 (Vehicular Entrances and Hardstanding Areas – general specifications) which requires each car parking space for a residential dwelling to have a minimum length of 5.5 metres depth, to ensure the parked car does not overhang onto the existing public footway,

and having regard to the existing pattern of development on this and adjoining lands, to the nature, form and scale of development proposed to replace a previous structure on the site, and its relationship with the adjoining property, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained including the demolition of a side garage structure, the commencement of construction of a new single storey extension to the side of the existing dwelling, and the previous commencement of a single storey extension to the rear of the existing dwelling, together with the proposed development including completion of

construction of a new single storey extension to the side of the existing dwelling, completion of construction of a single storey extension to the rear and the construction of new canopy structure to the front elevation, and all associated alterations and ancillary works, would be in visual harmony with the existing dwelling, would not negatively impact on the residential or visual amenity of adjoining properties, would not set an undesirable precedent for similar forms of development in the area, and would be in accordance with the above provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse retention permission for the commencement of the single storey extension to the rear of the existing dwelling, and permission for the completion of construction of that single storey extension, the Commission did not share the Inspector's opinion that this single storey element of the proposed development would, by reason of its scale, height and mass, have a dominant or overbearing effect on adjoining properties. Neither did the Commission agree that this element of the proposal would set an undesirable precedent for similar forms of development in the area. The Commission noted the single storey nature of the proposed extension to the rear, and considered that it would not negatively impact on the residential or visual amenity of adjoining properties.

Conditions

1. The development shall be retained, constructed and completed in accordance with the plans, particulars and specifications lodged with the application on the 3rd day of October 2025, save as may be required by the other conditions attached hereto. 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.

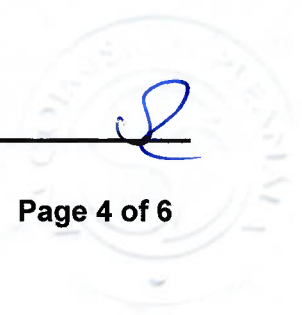
Reason: In the interest of clarity.

2. Prior to the commencement of development, details of the materials, colours, and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interests of visual amenity and orderly development.

3. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit full details for the collection and disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health and surface water management.



4. All service cables associated with the proposed development (such as electrical, telecommunications, and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

5. Site development and building works shall be carried out between the hours of 0700 to 1900 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

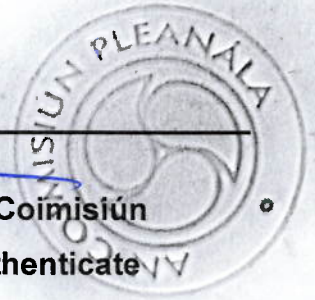
6. The developer shall pay to the planning authority a financial contribution per unit as a contribution in lieu of a shortfall of the public open space requirement in accordance with the terms of the adopted Development Contribution Scheme made under Section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any indexation provisions of the Scheme at the time of payment.

Reason: It is a requirement of the Planning and Development Act, 2000, as amended, that a condition requiring contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.



MaryRose McGovern

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



Dated this *23rd* day of *April* 2026.