

An
Coimisiún
Pleanála

Commission Order
PL-500518-DR

Planning and Development Act 2000, as amended

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0764/WEB

Appeal by Carl O'Brien against the decision made on the 25th day of November, 2025 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Ian Dermody and Anne-Marie Flanagan in accordance with plans and particulars lodged with the said Council.

Proposed Development: Alterations to completed works previously approved under planning register reference number D22A/0515 to an existing two-storey semi-detached dwelling. These works include the retention of the overhang of the eaves to the first-floor gable-end extension, the retention of the extended flat roof incorporating a covered area to the single storey extension to the rear, minor alterations to the positioning of window openings to first floor level to the side and rear elevations, together with alterations to the site boundary which now incorporates the side access lane, including access to the rear garden and a vehicular entrance to the front of the property, and all associated ancillary site works, all at 35 Eden Park Drive, Goatstown, Dublin.

Decision

GRANT permission for the above 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 Dun Laoghaire-Rathdown County Development Plan 2022-2028, and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed to be retained would not seriously injure the character of the area or the residential amenities of property in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission under planning register reference number D22A/0515, unless the conditions set out hereunder specify otherwise.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. The section of the rear side garden wall bounding the access lane to the ESB substation and the rear private open space, which has been removed, shall be replaced, save for the installation of a pedestrian gate. The gate shall be the same height as the side boundary wall that bounds the lane and rear private open space. Details of the design, materials and dimensions shall be submitted to, and agreed in writing with, the planning authority prior to commencement of works.

Reason: In the interest of residential amenity, security and safety.

4. The glazing to the first-floor gable window shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass shall not be permitted.

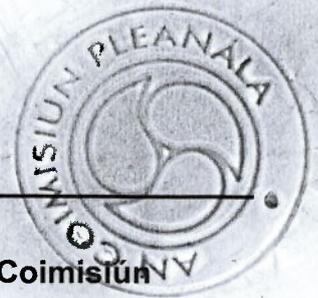
Reason: In the interest of residential amenity.



Declan Moore

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 26th day of March 2026.