



An
Coimisiún
Pleanála

Commission Order
PL-500569-DS

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2157/25

Appeal by Maoilíosa Henry and by Andrew and Aneta Byrne against the decision made on the 4th day of December, 2025, by Dublin City Council to grant subject to conditions a permission to Sinead Finnegan in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of the existing full width ground floor extension and partial width rear return at first floor and the construction of a full width ground floor extension to the rear (23 square metres) with rooflight over kitchen space and partial width extension at first floor (14 square metres) and second floor (14 square metres) along the north-east boundary connecting with a dormer attic extension (eight square metres) to the rear pitch (total existing and proposed house area is 145 square metres). The proposed development will also consist of general remedial work to the ground floor layout to include removal of walls to provide for a more open living space at ground with new kitchen and dining room within extension and new WC under raised stairs and an amended first floor layout with bathroom, utility room and bedroom housed in the rear extension and new bathroom and walk-in wardrobe in the front bedroom. The proposed development will also cater for an extended attic space with new dormer to the rear pitch with home

office, walk-in wardrobe and bathroom in rear extension section connecting to dormer, four new roof lights over kitchen space at ground level, walk-in wardrobe, stairs and bathroom at attic level and all associated site, drainage and landscaping works all at 4 Elmwood Avenue Lower, 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 nature of the subject property and the local area, comprising relatively dense terraced housing with small rear gardens or yards and rear access lanes, and where there is a wide variety of rear extensions in terms of scales and designs, it is considered that, subject to compliance with the conditions set out below, the proposed development would not injure the residential amenities of properties in the vicinity or have an adverse effect on the character of the Architectural Conservation Area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 7th day of November, 2025, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:
 - (a) The rear dormer structure shall have a maximum external width of 3,500 millimetres, be reduced in depth so as to 500 millimetres back from the existing eaves and be placed centrally on the roof plane. It shall include a single central window of a design and proportion that relates to the existing rear windows of the house.
 - (b) The height of the first-floor extension shall be reduced to sit under the eaves level of the house, and the parapet shall be of a consistent height.

Revised drawings showing compliance with these requirements, and including a full schedule of material specifications, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of protecting the amenities of the Architectural Conservation Area.

3. The external windows serving bathrooms and the rear-facing window serving the first-floor bedroom shall be glazed with obscure glass.
Reason: In order to protect the residential amenities of property in the vicinity.

4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.
Reason: To prevent flooding and in the interest of sustainable drainage.

5. Site development and building works shall be carried out only between the hours of 0700 and 1900 Mondays to Fridays, inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays or 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 in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme. **Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Tom Rabbette

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

Dated this 14th day of April 2026.