

An  
Coimisiún  
Pleanála

Commission Order  
PL-500597-DR-26

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

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D25A/0775/WEB**

**Appeal** by Patrick and Anne-Marie Dillon against the decision made on the 5<sup>th</sup> day of December 2025 by to refuse/grant, subject to conditions, a permission to Elaine and Trevor Duffy in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Demolition of single-storey extension to the rear and roof of existing detached dormer bungalow and the subsequent construction of a part single and part two-storey extension to the rear, replacement roof with increased ridge level incorporating a new layout to the existing first floor level, modifications of existing windows and doors, addition of new dormer windows to the front, widening of the existing vehicular entrance, a new pedestrian entrance gate and all associated site works at 18 Temple Park Avenue, Blackrock, County Dublin.

P.C.

## 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 provisions of the Dún Laoghaire Rathdown County Development Plan, 2022-2028, the zoning objective to 'provide residential development and improve residential amenity while protecting the existing residential amenities', the pattern of development in the area, and the scale, form and design of the proposed development, it is considered that, the proposed development would constitute an acceptable form of development at this location and would not seriously injure the residential amenity of surrounding properties by reason by way of overlooking, overshadowing, overbearing appearance or loss of daylight. 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 and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted to An Coimisiún Pleanála on 9<sup>th</sup> day of February 2026, 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 development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The landscape scheme as illustrated on Drawing number PL05 that was submitted to An Coimisiún Pleanála on 9<sup>th</sup> day of February 2026 shall be implemented fully in the first planting season following completion of the development, and any trees or shrubs which die or are removed within three years of planting shall be replaced in the first planting season thereafter.

**Reason:** In the interests of amenity, ecology and sustainable development.

3. 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 prior to commencement of development.

**Reason:** In the interest of visual amenity.

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

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

5. The disposal of surface water shall comply with the requirements of the planning authority for such works and services.

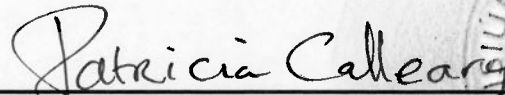
**Reason:** To prevent flooding and in the interests of sustainable drainage.

6. (a) The width of the proposed widened vehicular entrance shall be a maximum of 3.5 metres.
- (b) The footpath and the grass verge in front of the proposed widened vehicular entrance shall be dished and strengthened at the Applicant's own expense including any moving / adjustment of any water cocks /chamber covers. With regard to both the dishing and strengthening of the footpath and the grass verge in front of the widened vehicular entrance, the Applicant shall contact the Road Maintenance and Control Section to ascertain the required specifications for such works and any required permits.

**Reason:** In the interest of orderly development.

7. 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.



**Patricia Calleary**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**

Dated this 01 day of April 2026