



Planning and Development Acts 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD25B/0589W

Appeal by Linda Cox against the decision made on the 10th day of December 2025 by South Dublin County Council to grant, subject to conditions, a permission to David and Gemma Dolan in accordance with the said plans and particulars lodged with the said Council.

Proposed Development: A two-storey extension to the rear of the terraced house to increase living area on ground floor and bedrooms on first floor inclusive of internal modifications proposed external finishes to match and align with existing dwelling inclusive of all associated site works, at 11 Th Park, Millbrook Lawns, 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 limited depth of the proposed first floor extension, the proposed roof profile, and the size of the garden being retained, the proposed extension would accord with the zoning objective 'Res', which seeks to protect and /or improve the residential amenity. The proposed extension is modest in scale and respects the character of the existing house and would have a limited impact on the amenity of the adjoining property and would therefore accord with Section 12.6 of the South Dublin County Council 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 permission, the Commission considered the amendment made at further information stage reducing the depth of the proposed first floor extension from three metres to two metres limited the overbearance on the adjoining property. Furthermore, the Commission, noting that the applicant has potential to carryout exempt works to the rear of the property, considered the extension will have limited impact on the adjoining property.

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 received by the planning authority on the 6th day of December 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. All external finishes to the development permitted shall harmonise in colour or texture that is complementary to the house or its context.

Reason: In the interest of visual amenity.

3. Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 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.

4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

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



Mary Henchy

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

Dated this 12th day of  2026.

