



An
Coimisiún
Pleanála

**Commission Order
PL-500854-DR-26**

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0924/WEB

Appeal by Aoife and Xavier van den Brande against the decision made on the 28th day of January, 2026 by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to Tara Justin in accordance with plans and particulars lodged with the said Council.

Proposed Development: The removal of a non-original porch structure and the provision of a single storey side extension at 4 Vesey Mews, Dún Laoghaire, County 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 residential land use zoning of the site in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the support in the development plan for improvements to and adaptation of existing homes (Policy PHP19), and the development management criteria in the development plan for Ground Floor Side Extensions (Section 12.3.7.1(iii)), it is considered that, subject to compliance with the conditions set out below, the proposed development would not unduly impact upon the character of the Vesey Place, De Vesce Terrace and Willow Bank Architectural Conservation Area, would not unduly impact upon the character and setting of number 4 Vesey Mews which is a Protected Structure, would not seriously injure the visual or residential amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Commission did not agree with the Inspector that the extension should be stepped back to maintain the northern building line of the parent mews, there are several examples along the Mews where the building line has been exceeded (for example, 3 Vesey Mews), and the extension's positioning would not be readily discernible from the Protected Structure. In this regard the Commission agreed with the assessment of the planning authority's Conservation Division that the extension 'is not considered to visually detract from the Protected Structure and/or views of the Mews dwelling within the ACA'. Nor does the extension 'have a detrimental visual impact on the mews dwelling...'. The Commission noted the layout of the rear of the adjacent property and was satisfied that the height of the extension, to accommodate a sedum roof and its associated environmental benefits, would be similar to that

of the adjacent shed (i.e. with its roof above the party wall) and would not be overbearing or cause significant overshadowing.

Conditions

1. The development shall be 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 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. (a) The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

- (b) Gates shall not open outwards

Reason: In the interest of orderly development and to clarify the terms of the permission.

3. Prior to the commencement of development, an updated surface water management design demonstrating the outlets from the green roof drainage system discharging to an infiltration or rainwater reuse system at ground level, for example a soakaway, shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of public health.

4. Site development and building works shall be carried out between the hours of 0800 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 amenities of property on both Vesey Mews and Knapton Lawn.

5. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of arrangements for the delivery of materials and the management of construction traffic generally, the intended construction practice for the development, including, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: To safeguard the amenities of property on both Vesey Mews and Knapton Lawn.

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.


Declan Moore

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

Dated this 23 day of JUNE 2026