

Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

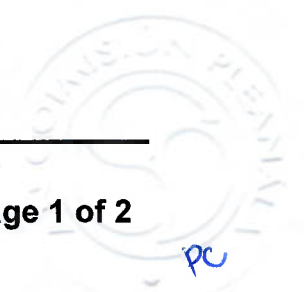
Planning Register Reference Number: SD25B/0700W

Appeal by Przemyslaw Gosik against the decision made on the 12th day of February, 2026 by South Dublin County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of existing single storey porch and construction of new enlarged flat-roofed porch to front and all associated site works, all at 1 Taylor's Lane, Rathfarnham, Dublin.

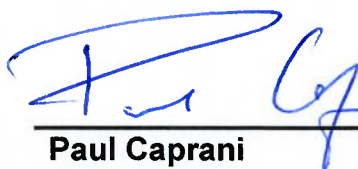
Decision

Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to REMOVE condition number 2 and the reason therefor.



Reasons and Considerations

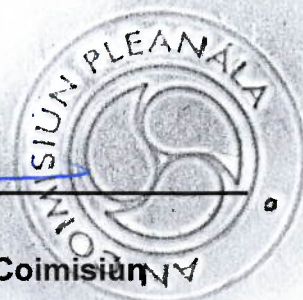
Having regard to the residential land use zoning for the site, and the pattern of development in the area, it is considered that, by reason of its single storey height, limited footprint, nature and design, and its location to the front of a detached dwellinghouse within a mature setting and with respect to adjoining properties, the proposed replacement porch would, on balance, not detract from the character of the dwellinghouse, and would not seriously injure the amenities of the area or of property in the vicinity by reason of a depreciation in visual and/or residential amenity. The planning authority's condition number 2 requiring the reduction in the depth of the proposed porch is, therefore, not warranted.



Paul Caprani

Planning Commissioner of An Coimisiún

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



Dated this *10th* day of *June* 2026.