

An
Coimisiún
Pleanála

Commission Order
PL-501104-DR-26

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

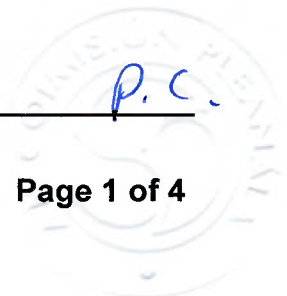
Planning Register Reference Number: D26B/0038/WEB

Appeal by Fiona Darcy and Susan Hayes against the decision made on the 13th day of March 2026 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to James Smith in accordance with plans and particulars lodged with the said Council:

Proposed Development: Conversion of existing attic space comprising of modification of existing roof structure, raising of existing gable c/w window, new access stairs, two number roof windows to the front and flat roof dormer to the rear at 59, Bellevue Road, Glenageary 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, support in the development plan for improvements to, and adaptation of, existing homes, the criteria for alterations at roof/attic level in Section 12.3.7.1(iv) of the said plan, the location of the development, the pattern of development in the area and the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenity of the area and would not detract from the character of the area. 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, 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 dormer to the rear shall be reduced in scale to a maximum of four metres in width.

Reason: In the interest of residential amenity.

3. The entire dwelling shall be used as a single dwelling unit and shall not be sub-divided in any manner or used as two or more separate habitable units.

Reason: In the interest of residential amenity.

4. The external finishes of the proposed development including roof tiles shall harmonise with those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

5. 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.

6. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday 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.

7. 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 intended construction practice for the development, including noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

Patricia Calleary

Patricia Calleary

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this *23* day of *June* 2026

