

An  
Coimisiún  
Pleanála

Commission Order  
PL-501117-SD

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

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD26B/0014W**

**Appeal** by James Woo and Nikki Higgins against the decision made on the 12<sup>th</sup> day of March, 2026 by South Dublin County Council to grant subject to conditions a permission to Sylvia Mo Wei Lu in accordance with plans and particulars lodged with the said Council.

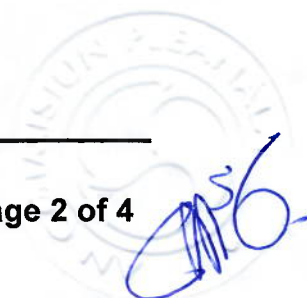
**Proposed Development:** Amendment to granted planning permission of planning register reference number SD24B/0325W consisting of alteration of the hipped roof to pitched roof for the rear single storey extension, with two pitched roof rear dormers and roof lights, the omission of the west-side dormer and the modification of the proposed east-side flat roof dormer, window modifications to all the elevations, internal alteration and all associated works, all at 242 Templeogue Road, Templeogue, 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 zoning objective, the pattern of development in the area, which is characterised by detached and semi-detached dwellinghouses that have been extended to the rear, and the policy framework provided by the South Dublin County Development Plan 2022-2028, including the South Dublin County Council (SDCC) House Extension Design Guide (2025), it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with Built Form Principle (BFP) 1 (All Extensions & Alterations to Houses) and Built Form Principle (BFP) 5 (Roof Alterations & Extensions – Rear Dormer Elements) of the SDCC House Extension Design Guide (2025), would not have an adverse impact on the existing residential amenities of adjoining properties, and would constitute an appropriate form of development at this location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.



## Conditions

1. The proposed 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

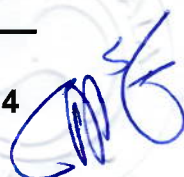
**Reason:** In the interest of clarity.

2. The developer shall submit for the written agreement of the planning authority revised elevation drawings that shall provide for the following:
  - (a) The gable attic level window openings in the proposed south-west side elevation and north-east side elevation of the rear extension shall be omitted and a solid masonry wall substituted.
  - (b) The proposed dormer structure on the eastern roof plane of the rear extension shall be fitted with obscure glazing, and such obscure glazing shall be maintained in perpetuity.

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

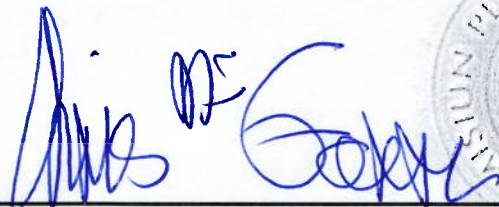
3. All the relevant conditions of planning register reference number SD24B/0325W shall apply, save as may be required by the conditions of this Order. This permission shall expire upon the expiry of planning register reference number S24B/0325W, subject to any extension thereof.

**Reason:** To ensure that the development shall be in accordance with the previous permission and that effective control be maintained.



4. 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.



**Chris McGarry**

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

Dated this 17<sup>th</sup> day of June 2026.