

An  
Coimisiún  
Pleanála

**Commission Order  
PL-501139-DR-26**

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

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D26A/0035/WEB**

**Appeal** by Gavan and Angela Carty against the decision made on the 13<sup>th</sup> day of March, 2026 by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to Emmet and Val O'Rafferty in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** (1) Alterations to existing vehicular entrance to increase in width to 3.5 metres, (2) demolition of the existing garage and single storey garden structure to rear, (3) alterations to the existing roof structure to increase ridge height and allow for construction of a first floor structure, (4) single storey extension to the rear and side including for new garage and plant room and (5) all associated alterations and demolitions, site, drainage, landscaping and ancillary works at 3 The Foster's, Blackrock, 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 established residential location, the pattern of development in the vicinity, the nature and scale of the proposed development, which comprises of extensions/modifications to an existing dwelling which accord with section 12.3.7.1 Extensions to Dwellings as per Dún Laoghaire-Rathdown County Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development would provide for a reasonable upgrade of accommodation on the site, would not have an adverse impact on the residential amenities of adjoining properties, would be in accordance with the pattern and character of development in the area and 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 external finishes of the proposed extension (including roof tiles/slates) shall harmonise with those of the existing dwelling in respect of colour and texture. Details of which shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

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

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

**Reason:** To restrict the use of the extension in the interest of residential amenity.

4. The proposed side extension located to the eastern side of the subject site shall be constructed fully within the applicant's site boundary. No part of the extension, associated surfacing, foundations, edging, eaves, gutters, soffits or any other element of the works shall encroach, oversail or overhang any adjoining property.

**Reason:** In the interest of proper planning and sustainable development.

5. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements, in writing where necessary, of the planning authority for such works and services.

**Reason:** In the interest of public health.

6. (a) The width of the proposed widened existing vehicular entrance shall be a maximum of 3.5 metres and the footpath, including any grass verge, in front of the vehicular entrance shall be dished and strengthened at the developer's own expense including any moving/adjustment of any water cocks/chamber covers and all to the satisfaction of the appropriate utility company and planning authority. With regards to the dishing and strengthening of the footpath, including any grass verge, in front of the vehicular entrance, the developer shall contact the Road Maintenance and Control Section of Dún Laoghaire-Rathdown County Council to ascertain the required specifications for such works and any required permits.

- (b) Any changes (additions/replacement) to the driveway/parking/hardstanding area shall be constructed in accordance with the recommendations of the Greater Dublin Strategic Drainage Study for sustainable urban drainage systems (SuDs) i.e. Permeable surfacing, and in accordance with Section 12.4.8.3 Driveways/Hardstanding Areas of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. Appropriate measures shall be included to prevent runoff from driveway, parking or hardstanding areas, it shall be contained in such a way to ensure that it does not transfer on to the public road or footpath on road safety grounds.
- (c) A minimum of one third of the front garden area shall be maintained in grass or landscaped in the interest of urban greening and SuDs in accordance with Section 12.4.8.3 Driveways/Hardstanding Areas of the Dún Laoghaire-Rathdown County Development Plan 2022-2028.

**Reason:** In the interest of orderly development.

7. 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.

8. All side facing first floor windows shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

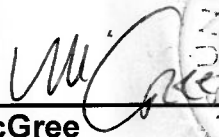
**Reason:** In the interest of residential amenity

9. 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 interests of public safety and amenity.

10. 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.



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Liam McGree

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate  
the seal of the Commission.

Dated this 6<sup>TH</sup> day of July 2026