

An
Coimisiún
Pleanála

**Commission Order
PL-501166-DS-26**

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: 3382/25

Appeal by Rozelle Owens and Garrett Walsh against the decision made on the 19th day of March, 2026 by Dublin City Council to grant, subject to conditions, a permission to Laura Chen in accordance with plans and particulars lodged with the said Council.

Proposed Development: A proposed two-storey gable extension containing gym at lower ground floor and office and new kitchen at upper ground floor with new door openings from existing house on both levels, for internal alterations as follows, to remove wall and form lobby and form bathroom at lower ground floor to provide new granny flat, for internal alterations to first floor and second floor to add new ensuite bathrooms and plant room, block up existing doorways and convert existing two second floor adjacent bathrooms into one; for external works to rear garden to form new rear garden wall and

vehicular entrance and to reinstate back garden with new lawn, planting and gravel, as well as parking to the rear; for the removal of the existing sand cement render to the rear and gable walls and replacement with insulated lime render to add insulation to the existing roofs; and for the replacement of the single glazing to the existing windows with double glazed units and new velux conservation rooflight, all at 51 Northumberland Road, Ballsbridge, 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 nature and scale of the proposed development, and subject to compliance with the conditions set out below, the Commission considered that the proposed development would comply with the relevant provisions of the Dublin City Development Plan 2022 - 2028, would preserve the special interest of the Protected Structure, would not adversely affect residential amenity or traffic safety, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Furthermore, the Commission considered the recommendation of the Inspector to include a condition with regard to vehicular movement for existing users of the shared access, but having reviewed the totality of the file, the Commission concurred with the planning authority that the boundary treatment and access, as proposed, would be acceptable, noting the applicant's land ownership and that the proposed boundary wall is to enclose and protect the private amenity space of a private residence, Number 51 Northumberland Road. In addition, there is no evidence on file that the adjoining landowners have control over the lands the subject of this application.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 20th day of February, 2026, 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. Prior to the commencement of development, the applicant/developer shall submit for the written agreement of the planning authority, confirmation that: (a) the development will be monitored by a suitably qualified architect with conservation expertise and accreditation, and (b) competent site supervision, project management and crafts personnel will be engaged, suitably qualified and experienced in conservation works.

Reason: In the interest of the protection of architectural heritage in accordance with the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities (2011).

3. The developer shall comply with the following requirements of the Conservation Division of the planning authority:
 - (a) The developer shall submit the following to the Conservation Division of the planning authority, for their written agreement:
 - (i) Detailed drawings to show the junction between the proposed extension and the neighbouring property;
 - (ii) Structural Engineer's drawings and a construction methodology statement for boundary wall underpinning, which shall be kept to the minimum necessary in order to protect the historic fabric and legibility of the Protected Structure and historic walls;
 - (iii) Services drawings to show all proposed service routes, reusing existing runs where possible, and illustrating any new penetrations through historic fabric;

- (iv) Drawings of proposed fire safety interventions to attic and floors with conservation-led method statement for the works;
- (v) Justification for the replacement of cementitious render, a method statement for render removal, and a method statement for re-rendering with a mortar specification. Insulating render shall only be specified/applied if its installation would not result in thermal bridging. The applicant shall provide site-based samples for render removal and re-rendering;
- (vi) Samples of proposed outlet ventilation grille for use in the rear elevation only. Outlets shall not be placed on the front elevation;
- (vii) A windows survey to show the condition of windows and to identify if glazing is historic or replacement. The loss of historic glass is not supported. Where historic glazing is present, it shall be retained in situ. The applicant shall provide product details of proposed slim-profiled;
- (viii) Method statement for repairs to the roof with drawings for the rationalisation of rainwater goods. Any new rainwater goods shall be historically accurate cast-iron. No outlets shall be placed on the front elevation;
- (ix) Method statements for the repair of historic fabric including plasterwork, joinery and floors.

- (b) All works to the structure shall be carried out in accordance with best conservation practice and the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and Advice Series issued by the Department of Housing, Local Government and Heritage. Any repair works shall retain the maximum amount of surviving historic fabric in situ. Items to be removed for repair off site shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.
- (c) All existing original features, in the vicinity of the works shall be protected during the course of the refurbishment works.
- (d) All repair of original fabric shall be scheduled and carried out by appropriately experienced conservators of historic fabric.
- (e) The architectural detailing and materials in the new work shall be executed to the highest standards so as to complement the setting of the protected structure and the historic area.

Reason: In order to protect the original fabric, character and integrity of the Protected Structure and to ensure that the proposed works are carried out in accordance with best conservation practice.

- 4. The granny flat hereby permitted shall not be sold, let or otherwise conveyed as an independent living unit and shall revert to use as part of the main dwelling on the cessation of such use. The existing garden and curtilage of the overall residential property on this site shall not be subdivided.

Reason: In the interest of residential amenity and to control the density of residential units

5. Site development and building works shall be carried out only between the hours of 0700 and 1800 from Mondays to Fridays inclusive, between 0800 and 1400 hours 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.

6. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material and, if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interest of orderly development.

7. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

8. 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.

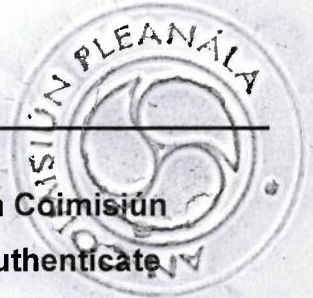


Mary Henchy

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this 21st day of August 2026.