

An
Coimisiún
Pleanála

**Commission Order
PL-501174-DN**

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1164/26

Appeal by Valerie Kearney Ryan and Mary McSherry against the decision made on the 20th day of March, 2026 by Dublin City Council to grant subject to conditions a permission to Orla Donohoe and Eamonn Kelly in accordance with plans and particulars lodged with the said Council.

Proposed Development: First-floor extension to side of house, constructed over the existing structure to the side of number 143 Annamoe Drive, Cabra, 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 Z1 Sustainable Residential Neighbourhoods zoning objective for the area, the provisions of the Dublin City Development Plan 2022-2028, and in particular the guidance in Appendix 18 relating to residential extensions, the Commission is satisfied that the proposed first-floor side extension, by reason of its modest scale, siting over an existing structure, set-back from the front façade and matching form and materials, and, subject to compliance with the conditions set out below, the proposed development would be acceptable in visual and design terms in the established residential context, would not seriously injure the residential amenities of adjoining properties having regard to privacy, outlook, daylight and sunlight, and overbearing impact, and 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. All external finishes of the proposed development shall harmonise in material, colour and texture with the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

3. The proposed first-floor window to the landing area in the front elevation shall be finished with obscure/opaque glazing and shall be permanently maintained.

Reason: In the interest of residential amenity.

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays, and not at all on Sundays or public holidays. Deviations from these times shall only be allowed in exceptional circumstances where prior written approval has been obtained from the planning authority.

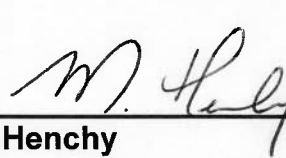
Reason: In order to safeguard the residential amenities of property in the vicinity.

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. Prior to commencement of development, the developer shall submit to the planning authority for written agreement a Stage 2 - Detailed Design Stage Storm Water Audit.

Reason: In the interest of public health and surface water management.

6. 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 27th day of July 2026.

