

An
Coimisiún
Pleanála

Commission Order

PL-501182-SD-26

Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD25B/0663W

Appeal by Patrick and Irene Fitzgerald against the decision made on the 23rd day of March, 2026 by South Dublin County Council to grant subject to conditions a permission to Georgina and Robbie Dillon in accordance with plans and particulars lodged with the said Council.

Proposed Development: (a) Demolition of existing chimney to rear, (b) conversion of existing garage to habitable space, (c) single storey flat roof extension to the rear with two number rooflights, (d) new half hip roof to the side over existing first floor, (e) one number rooflight to the front and two number rooflights to the rear of dwelling, (f) dormer extension to the rear of dwelling, and (g) alterations to front, side and rear elevations and all associated site works, all at 137 Fortfield Road, Terenure, 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 for the area in the South Dublin County Development Plan 2022-2028, the pattern of development in the area, and the policy framework provided by the Development Plan, including the South Dublin County Council House Extension Design Guide (2025), it is considered that, subject to compliance with the conditions set out below, the proposed development would represent a reasonable upgrade of residential accommodation on site, would not have an unacceptable adverse impact on adjoining properties, including number 135 Fortfield Road abutting to the north, would be in accordance with the relevant provisions of the SDCC House Extension Design Guide (2025), including Built Form Principle (BFP) 1 (All Extensions and Alterations to Houses) and Built Form Principle (BFP) 5 (Roof Alterations and Extensions), 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, as amended by the further plans and particulars received by the planning authority on the 23rd 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. The first-floor window on the southern gable elevation shall be fitted with obscure glazing and such obscure glazing shall be maintained in perpetuity.

Reason: In the interest of residential amenity and in order to comply with BFP 5 (Roof Alterations and Extensions) of the South Dublin County Council House Extension Design Guide (2025).

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

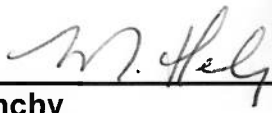
Reason: In order to safeguard the residential amenities of property in the vicinity.

4. The 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 details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interest of sustainable drainage.

5. 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 Comision 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  day of  2026.