

An
Coimisiún
Pleanála

Commission Order
PL-501261-DR-26

Planning and Development Act 2000, as amended

Planning Authority: Dun Laoghaire-Rathdown County Council

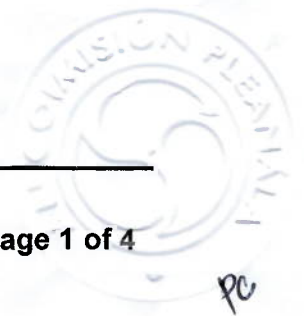
Planning Register Reference Number: D26B/0069/WEB

Appeal by Philip O'Connor against the decision made on the 31st day of March, 2026 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Gregory Dowling in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of existing single storey rear extension and the construction of a new part single storey part two-storey extension to the rear, with associated sundry works, to a two-storey semi-detached house, all at 73 Foster's Avenue, Mount Merrion, 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 provisions of the Dun Laoghaire-Rathdown County Development Plan 2022-28, including Section 12.3.7.1 when generally facilitates residential extensions subject to qualitative safeguards, and these qualitative safeguards are considered to have been met in this instance, together with the character of the area where extensions of similar sizes and scale have been constructed in the vicinity, and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area, 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. The first-floor window to the north-east elevation shall be fixed and be of manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass shall not be permitted.

Reason: In the interest of neighbouring residential amenity, to avoid overlooking, and in the interest of privacy.

3. 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.

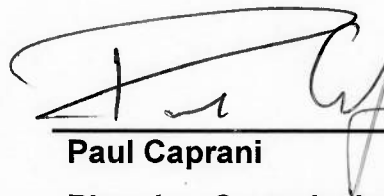
Reason: To prevent flooding and in the interest of sustainable drainage.

4. Details of all external finishes to the proposed extension shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

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 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.



Paul Caprani

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



Dated this 30th day of July 2026.