



An
Coimisiún
Pleanála

Commission Order
PL-501420-DR-26

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D26B/0126/WEB

Appeal by Fiona Flavin against the decision made on the 29th day of April, 2026 by Dún Laoghaire-County Council to grant, subject to conditions, a permission to Jon Garaba and Diane McCabe in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention permission for canopy and garden shed to rear of house at 2 Eaton Wood Avenue, Shankill, 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 nature and scale of the development proposed to be retained and to the Objective A zoning of the lands under the Dún Laoghaire-Rathdown Development Plan 2022 - 2028 which aims to improve residential amenity while protecting existing residential amenities, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure the residential or visual amenity of the area and would be in accordance with Sections 12.3.7.1 (ii) and 12.8.3.3 (i) of the Development Plan. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. (a) The development shall be retained in accordance with the plans and particulars submitted with the planning application, except as may be otherwise required by the following conditions.
- (b) The gate and canopy on the northern boundary of the site is not permitted for retention under this permission.

Reason: To clarify the plans and particulars for which permission is granted.

2. The development proposed for retention shall be amended as follows:
 - (a) the structures supporting the canopy and shed roofs shall be modified to ensure they are not bearing on the party wall with 4 Eaton Wood Avenue;

- (b) the canopy and shed roofs shall be modified to be set behind the centre of the party wall to ensure there is no encroachment into or oversailing 4 Eaton Wood Avenue; and
- (c) any blockwork including glass blocks shall be removed and the wall reinstated to its original state.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to the retained development being altered.

Reason: In the interest of residential amenity.

- 3. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

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

Mary Gurrie

Mary Gurrie

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this 23 day of September 2026