



An
Coimisiún
Pleanála

Commission Order
PL-501521-DR-26-

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25B/0721

Appeal by Aly Alvy against the decision made on the 14th day of May, 2026 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Penny Walker in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a two-storey extension to the front and side of the existing dwelling, and a single storey extension to the rear, plus internal alterations comprising changes to room configuration and existing walls at 10 Mayfield Terrace, Ballinteer, 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 Dún Laoghaire-Rathdown County Development Plan 2022–2028, including the Objective A zoning of the site and the provisions of Section 12.3.7.1 relating to extensions to dwellings, to the established residential character of the area, and to the scale, form and design of the proposed development, it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the residential amenities of adjoining properties or the character or visual amenities of the area and would constitute an acceptable form of residential extension at this zoned, serviced location. The proposed development 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 17th day of April, 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 windows on the eastern side elevation of the front/side two storey extension element of the proposed development, shall be manufactured in opaque glazing and permanently maintained as opaque. The application of film to the surface of clear glass is not acceptable.

Reason: In the interest of residential amenity.

3. Site development and building works shall be carried out between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 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.

4. Surface water drainage arrangements for the proposed development and including the parking and hardstanding areas, shall comply with the requirements of the planning authority for such services and works.

Reason: In the interest of public health.


Chris McGarry

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



Dated this 15th day of September 2026