

An
Coimisiún
Pleanála

Commission Order
PL-501590-DR-26

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire Rathdown-County Council

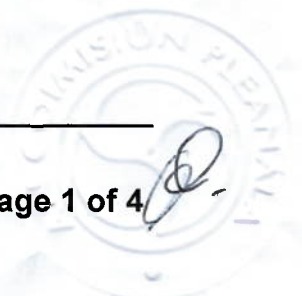
Planning Register Reference Number: D26B/0209/WEB

Appeal by Miriam Dillon against the decision made on the 28th day of May, 2026 by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to Sue Howley in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of demolition of single storey shed to the rear, single storey ground floor extension with one number rooflight and canopy to the rear, single storey porch to the front, bike store to the front, alteration to the existing roof over garage conversion and extension to the side and rear, to include new parapet walls and two number rooflights and all associated internal alterations, drainage and ancillary works, all at 19 Trimleston Avenue, 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.



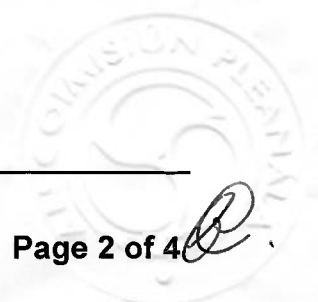
Reasons and Considerations

Having regard to the policies and objectives as set out in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, including Chapter 12 Section 12.3.7.1 Extensions to Dwellings, to the scale and nature of the proposed development and to the nature and character of the surrounding development, the Commission considered that, subject to compliance with the conditions set out below, the proposed development would be an acceptable form of development at this location and would not seriously injure the amenities of the area. 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 and received by the planning authority, 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 proposed front curtilage bike store shall be located 0.5 metres from the northeast side boundary with number 20 Trimleston Avenue.

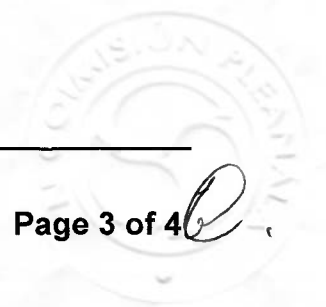
Reason: In the interests of visual amenity, control of development and the proper planning and sustainable development of the area.

3. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements, in writing where necessary, of the planning authority for such works and services.

Reason: In the interest of public health.

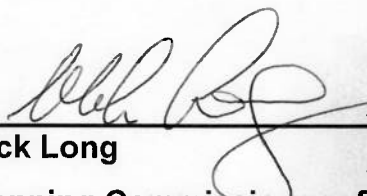
4. The external finishes of the proposed extension (including roof tiles/ slates) shall harmonise with those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.



5. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of operation, noise and dust management measures and off-site disposal of construction/ demolition waste.

Reason: In the interests of public safety and amenity.


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

Dated this 15th day of September 2026.