An Coimisiún Pleanála

Commission Order
PL-501598-DN-26

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: 5031/26

Appeal by Dermot Freeney and Erika Rogantini Freeney and by Shane Holohan and Dara Long against the decision made on the 28th day of May, 2026 by Dublin City Council to grant subject to conditions a permission to Lawrence Lau in accordance with plans and particulars lodged with the said Council.

Proposed Development: Development will consist of demolishing existing bay window on side elevation and building a proposed new ground floor only extension to the side and rear of the existing house. Two number new dormer windows to the side of the existing house replacing the three number Velux windows and all ancillary works. No new works are proposed to the protected structure wall along Western Way, all at 2 Western Way, 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 Dublin City Development Plan 2022-2028, and in particular the Z2 zoning objective, Policy BHA9 (Conservation Areas) and Appendix 18 Ancillary Residential Accommodation, to Specific Planning Policy Requirement 2 of the Ministerial Guidelines on Sustainable Residential Development and Compact Settlements, and to the good practice guide "Site Layout Planning for Daylight and Sunlight", it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely affect the adjacent Protected Structure, would not seriously injure the amenity of neighbouring properties, would provide adequate private open space for the occupants of the extended dwelling 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 submitted on 1st day of May 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. Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works. Prior to the commencement of development, the developer shall submit detailed proposals 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.

3. (i) Details of the materials, colours and textures of all the external finishes of the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

(ii) The north elevation of the dwelling and extension shall be finished in a light-coloured render.

Reason: In the interests of visual and residential amenity.

4. The dormer windows shall be permanently finished with obscure glazing to a minimum of 1.8 metres above floor level. Additional roof lights may be added to the dormer rooftops if required and shall be kept as flush as possible to the roof.

Reason: To protect the residential amenities of neighbouring properties.

5. The flat roof of the ground floor extension shall not be used as a balcony or terrace.

Reason: To protect the residential amenities of neighbouring properties.

6. A comprehensive scheme of landscaping shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development and shall be carried out within the first planting season following substantial completion of external construction works.

Reason: In the interest of residential and visual amenity.

7. Prior to the 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 working, noise and dust management measures and off-site disposal of construction/ demolition waste.

Reason: In the interest of public safety and amenity.

8. The works hereby permitted shall be carried out under the professional supervision on site of an architect or a person with specialised conservation expertise, in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities and best conservation practice.

Reason: To ensure that the integrity of the boundary wall on Western Way, a Protected Structure, is maintained.

Mary Gurrie

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

Dated this 23 **day of** October **2026**