



An
Coimisiún
Pleanála

Commission Order
PL-501675-DR-26

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D26B/0240/WEB

Appeal by John Hunt and Heidi O'Neill against the decision made on the 12th day of June, 2026 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to David and Fiona Gillett in accordance with plans and particulars lodged with the said Council.

Proposed Development: Planning permission is sought for addition of a single storey extension at 20 Tudor Lawns, Foxrock, 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, and in particular Policy Objective PHP18 (Residential Density), Policy Objective PHP20 (Protection of Existing Residential Amenity), and section 12.3.7.1 (Extensions to Dwellings), and having regard to the pattern and character of existing development in the area, the design and modest scale of the development proposed and the residential zoning of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the zoning objective for the site, and would not, by reason of its length, height or proximity to the mutual boundary, detract from the visual amenity of the area or seriously injure the residential amenity of surrounding properties. 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, 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. External finishes shall be as indicated on the plans submitted unless otherwise agreed in writing with the planning authority prior to commencement of the development.

Reason: In the interest of visual amenity.

3. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays, between 0800 and 1400 hours on Saturdays and not at all on Sundays and Public Holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: To safeguard the residential amenities of adjoining property in the vicinity.



MaryRose McGovern

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

Dated this 15th day of September 2026