



An
Bord
Pleanála

Inspector's Addendum Report

ABP-314331-22

Development	Two-storey extension to the side and rear of the existing dwelling, a single storey home office/storage to rear and associated site works.
Location	No. 45 Homelawn Road, Dublin 24.
Planning Authority	South Dublin County Council.
Planning Authority Reg. Ref.	SD22B/0062.
Applicant	Darragh Satelle.
Type of Application	Permission
Planning Authority Decision	Grant of Permission
Type of Appeal	Third Party against Grant of Permission.
Appellant	Brendan Canning.
Observer	None.
Inspector	Enda Duignan.

1.0 Addendum Report Background

- 1.1.** This addendum report should be read in conjunction with the Inspector's Report dated 22nd November 2022. I refer the Board to the Memo on file from the ADP dated 16th February 2023. On the 5th January 2023, the Board received Drawing Nos. 2020-14, 2020-10, 2020-12D and 2020-SL. These drawings comprised a proposed site layout plan, existing plans and elevations and proposed plans, sections and elevations which were originally submitted to the Planning Authority on 14th February 2022. I have considered the plans hereunder, in addition to the original Inspector's report.

2.0 Proposed Development

- 2.1.** Planning permission is sought for the construction of a double storey extension to the side and rear of the existing dwelling. The extension has a stated floor area of c. 50sq.m. and will comprise a lounge and dining room at ground floor level and a bedroom with ensuite bathroom and walk-in-wardrobe at first floor level.
- 2.2.** The proposed development also includes the construction of a single storey garden room with a mono-pitched roof. The structure has a stated floor area of c. 23sq.m.

3.0 Assessment

- 3.1.** As noted in Section 1.0 of this addendum report, the Board received Drawing Nos. 2020-14, 2020-10, 2020-12D and 2020-SL on the 5th January 2023, subsequent to date the original Inspector's Report (22nd November 2022) was discharged. I have examined the submitted documentation (received on 5th January 2023) and I have cross checked them with the plans and particulars on the Planning Authority's online planning application register which were considered in full as part of my assessment of the appeal.
- 3.2.** I can confirm that the plans received by the Board on the 5th January 2023 are identical to those included on Planning Authority's online planning application register. My recommendation to grant permission for the proposed development remains unchanged and I recommend that planning permission be granted for the proposed development.

4.0 Recommendation

- 4.1.** I refer to the previous Inspector's Report and recommendation on this application dated 22nd November 2022. The recommendation remains unchanged, and I therefore recommend that permission is granted in accordance with the conditions set out in the Inspector's Report dated 22nd November 2022.

Enda Duignan

Planning Inspector

21st February 2023