

An
Bord
Pleanála

Inspector's Report

ABP322132-25

Development

Single-storey extension to the rear of dwelling, internal modifications and landscaping works.

Location

13 Kingston Walk, Kingston,
Ballinteer, Dublin 16.

Planning Authority

Dun Laoghaire-Rathdown County
Council

Planning Authority Reg. Ref.

D24B/0488/WEB

Applicant(s)

Ken Figgis.

Type of Application

Permission.

Planning Authority Decision

Grant permission with conditions

Type of Appeal

Third Party

Appellant(s)

Peter Brazel.

Observer(s)

None.

Date of Site Inspection

20/05/25.

Inspector

Anthony Abbott King

1.0 Site Location and Description

- 1.1. No.13 Kingston Walk is a two-storey semi-detached house located on the east side of this residential cul-de-sac.
- 1.2. The abutting house at no.14 Kingston Walk is located to the north of no.13 Kingston Walk and is the end house on the east side of the cul-de-sac.
- 1.3. Kingston Walk is one of a number of residential cul-de-sac in a network of suburban streets comprising semi-detached houses with front and rear gardens within the Kingston estate.
- 1.4. A number of the houses in the area have been extended including the house on the appeal site, which has been previously extended to the side and rear.
- 1.5. Site area is given as 0.023 hectares.

2.0 Proposed Development

- 2.1. Single-storey extension to the rear of dwelling, internal modifications and landscaping, SUDS (rainwater harvesting butt) and all ancillary site works.

3.0 Planning Authority Decision

3.1. Decision

Grant permission subject to 8 condition (including development contribution).

3.2. Planning Authority Reports

3.2.1. Planning Reports

The decision of the CEO of Dun Laoghaire-Rathdown County Council reflects the recommendation of the planning case officer.

The following additional information was requested on the 08/01/2025.

1. *The applicant is requested to provide a letter of consent from the owner of no. 14 Kingston Walk, in respect of works taking place to the shared boundary. In*

the alternative, the applicant is requested to revise the design of the proposal such that works take place within the applicant's site only.

2. *(a) The Planning Authority notes the submitted plans indicate that the structure to the rear is a shed. Having regard to the proposed works the Planning Authority have concerns regarding the cumulative visual impact of the addition of the rear extension in the context of the existing buildings on site, including the large shed to the rear, which may result in overdevelopment of the site, in terms of bulk and building mass.*
2. *(b) The Planning Authority also have concerns with the addition of the proposed extension and how it will result in non-compliance with the private amenity space minimums for a 4-bed dwelling, as set out in the Compact Settlement Guidelines 2024.*
3. *(c) The applicant is requested to revise the proposal accordingly, noting that should parts of the large shed structure be used as ancillary accommodation to the principal dwelling, adherence to the provisions set out under section 12.3.7.4 Detached Habitable Room shall be required to be demonstrated.*

The applicant response to the further information request was received on the 04/02/2025. The planning authority considered the information provided to be acceptable and addressed the further information request.

The further information response is interrogated in my assessment below.

3.2.2. Other Technical Reports - No objection.

3.3. **Third Party Observations**

One third party submission is recorded on file (the appellant).

4.0 **Planning History**

The following planning history is relevant:

- Under reg. ref. D20B/0034 planning permission was granted for retention of modifications to a previously granted 2-storey side and rear extension.

- Under reg. ref. D08B/0229 planning permission was granted for a 2-storey side and rear extension, a lean-to single-storey front extension and 2 rooflights (to the front and side hipped roof structure) - all to an existing 3-bed semi-detached house on site.

5.0 Policy Context

Development Plan

The Dun Laoghaire-Rathdown County Development Plan 2022-2028 is the local planning policy document. The following policy objectives are relevant:

The area zoning objective is "A": *To provide residential development and improve residential amenity while protecting the existing residential amenities.*

- Residential is a 'permitted in principle' land use.

Urban Consolidation

- Chapter 4 (Neighbourhood-People, Homes and Place), Section 4.3.1.2, Policy Objective PHP19 (Existing Housing Stock-Adaptation) is relevant and states:
 - *Conserve and improve existing housing stock through supporting improvements and adaptation of homes consistent with NPO 34 of the NPF.*
 - *Densify existing built-up areas in the County through small scale infill development having due regard to the amenities of existing established residential neighbourhoods.*

And Policy Objective PHP20 (Protection of Existing Residential Amenity) is relevant and states:

It is a Policy Objective to ensure the residential amenity of existing homes in the Built Up Area is protected where they are adjacent to proposed higher density and greater height infill developments.

Extensions to Dwellings

- Chapter 12 (Development Management) Section 12.3.7.1 (Extensions to Dwellings) provides guidance with respect to porches, front extensions, side extensions, rear extensions, roof alterations, attic conversions and dormer extension.
- Section 12.3.7.1 (ii) (Extensions to the Rear) is relevant and *inter alia* states:

Ground floor rear extensions will be considered in terms of their length, height, proximity to mutual boundaries and quantum of usable rear private open space remaining. The extension should match or complement the main house.

First floor rear extensions will be considered on their merits, noting that they can have potential for negative impacts on the amenities of adjacent properties, and will only be permitted where the Planning Authority is satisfied that there will be no significant negative impacts on surrounding residential or visual amenities. In determining applications for first floor extensions the following factors will be considered:

- *Overshadowing, overbearing, and overlooking - along with proximity, height, and length along mutual boundaries.*
- *Remaining rear private open space, its orientation and usability.*
- *Degree of set-back from mutual side boundaries.*
- *External finishes and design, which shall generally be in harmony with existing.*

- Section 12.8.3.3 (Private Open Spaces) Table 12.10 (Private Open Space) is also relevant:

house type	Private Open Space requirement (minimum)
1-2 bedroom	48 sq. m. *
3 bedroom	60 sq. m.
4 bedroom (or more)	75 sq. m.

In instances where an innovative design response is provided on site, particularly for infill and corner side garden sites, a relaxation in the quantum of private open space may be considered on a case by case basis.

5.1. Relevant National or Regional Policy / Ministerial Guidelines (where relevant)

The Department of Housing, Local Government and Heritage 'The Sustainable Residential Development and Compact Growth Guidelines for Planning Authorities', (15 January, 2024).

6.0 EIA Screening

The proposed development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended. No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination.

See completed Form 1 on file.

7.0 The Appeal

7.1. Grounds of Appeal

The grounds of appeal are summarised below:

- The appellant claims that the proposed development must be considered in the context of the existing planning and development history of the site. The application is incomplete as it has failed to identify, measure and assess the significant adverse impacts on adjacent property.
- The appellant is the owner and occupier of the adjacent and attached property at no. 14 Kingston Walk. The zoning objective provides that any proposed development must regard to the impacts on adjacent properties. It is claimed that the decision to grant permission is based on erroneous planning authority assumptions and is flawed.
- No. 13 Kingston Walk was the subject of a successful retention application (D20B/0034) consisting of a pitched roof 2-storey side extension and a partial 2-storey rear extension (for an ensuite), as a modification of a previously granted permission (D08B/0229). The appellant did not object to the application.

- It is claimed that the further development of No. 13 Kingston Walk will have an adverse impact materially and significantly impairing the current enjoyment and use of the appellant's property at no. 14 Kingston Walk.
- The appellant considers that the proposed development does not comply with the existing area zoning, is not in keeping with the character of the area and represents the overdevelopment of the site.
- Incremental development on site to date is significant and the proposal in combination with legacy development requires an overall impact assessment. There has been significant unregulated development (i.e. not requiring planning permission) namely the construction of a denoted 'shed' constructed on the garden boundary with the two-storey house at Kingston Close.
- It is claimed that the planning authority's benign assessment of overlooking, overshadowing and overbearing impacts is not clearly evidenced given that the location (north western corner) and height of the proposed single-storey rear extension, extending to a height of 4.3m at the highest point of the protruding extension roof, would maximise the negative impacts of the proposed development on the adjacent property at no. 14 Kingston Walk including overshadowing impacts.
- The appellant has appended a 3D shadow analysis photomontage drawing to the appeal statement, which was received from the applicant. The drawing reflects the sun shadow at 2.30 pm on the 14th of June. It is claimed that the level of sunlight will increase and also decrease dependent on sunlight availability aligned with seasonal and other factors.
- Furthermore, the site topography will result in the development having a heightened negative impact on no. 14 Kingston Walk, as highlighted by the site survey.
- The planning authority in its decision of the 8th January expressed over development concerns in the matter of the visual impact of cumulative development on site and in the matter of open space standards for a 4-bed houses, as provided for by the Sustainable Residential Development and

Compact Settlement Guidelines for Planning Authorities (2024). However, a revised proposal was not submitted.

- The applicant claims that the proposed open space provision (25.24 sqm) satisfies the minimum 25 sqm. threshold for private open space applicable to exempted development. However, the current proposed development is not an exempted development (provided under S.I. 600/ 2001), as the cumulative extensions existing and proposed on site exceed 40 sqm.
- The appellant claims that it is unclear from the decision of the planning authority on what basis in fact, regulation or policy provision that it deemed the proposed private open space provision to be acceptable citing *inter alia* sunlight, external / internal accessibility and shape.
- It is claimed that the planning authority has failed to correctly assess and consider the proposed extension in terms of its length, height, proximity to mutual boundaries and quantum of useable residual rear private open space. Furthermore, the planning authority seeks to abandon all standards and guidelines in relation to residential amenity.

7.2. Applicant Response

The applicant response is summarised below:

- The applicant believes that appropriate due diligence has been discharged in the initial grant of approval.
- All requirements are met thanks to professional services engaged. The applicant ensures that planning conditions will be adhered to using fully qualified architects.
- Revised drawings were submitted after a request from the planning authority. The detail of the boundary line was revised to ensure the proposed development is within the applicant's property ownership.
- The applicant has redrawn the boundary line previously to the rear and to the front with the adjoining neighbour. The applicant also paid for the boundary treatment.

- The applicant is satisfied with the decision that a single-storey extension will not block sunlight to the area of the garden that very little sunlight due to east orientation and overshadowing of adjoining buildings.
- The semi-detached houses at nos. 13 & 14 Kingston Walk (applicant and appellant properties) are significantly lower in height and topography than every other house on the road.
- The applicant confirms the rear shed is used for storage purposes. It is a masonry built shed with a flat roof. The shed is not habitable. It does not have electricity, waste facilities, running water or cooking facilities.

7.3. Planning Authority Response

The planning authority has not responded to date.

7.4. Observations

None

8.0 Assessment

- 8.1. The following assessment covers the points made in the appeal submission and is consideration of the overall application. It is noted there are no new substantive matters for consideration.

Development proposal in context

- 8.2. The existing previously extended dwelling house on site has a floor area of 161 sqm (161.48 sqm). The applicant proposes to building an approximate 18 sqm (as given on the application form 18.91 sqm and clarified as 18.42 sqm by further information response) single-storey rear extension.
- 8.3. The extension would accommodate and extended open plan kitchen / living room that would open directly onto a rear patio garden through concertina doors.
- 8.4. The planning authority granted planning permission subject to condition.

Zoning

- 8.5. The site is zoned Objective "A" of the Dun Laoghaire-Rathdown Development Plan 2022-2028, which seeks to *provide residential development and improve residential amenity while protecting the existing residential amenities.*
- 8.6. Residential development is acceptable in principle and may be permitted where the proposed development is compatible with the overall policies and objectives for the zone / development plan.

Extension location and design

- 8.7. There is an existing part two-storey / part single-storey side / rear extension to no.13 Kingston Walk. The extension projects approximately 4m (3905mm) from the rear building line. It has a pitched roof that projects 2420mm from the rear building line at first floor level and rises to an apex height of 5784mm.
- 8.8. The existing two-storey extension is located 5226mm from the shared northern property boundary with no.14 Kingston Walk (appellant) – the adjoining semi-detached house.
- 8.9. The existing two-storey extension is located proximate to the shared property boundary with no.12 Kingston Walk. The two-storey extension is located to the immediate south of the existing rear patio space of no.13 Kingston Road.
- 8.10. The appellant proposes to construct a rear extension between the footprint of the two-storey extension and the shared property boundary with no. 14 Kingston Walk.
- 8.11. The proposed single-storey extension would project a maximum 5m (4921mm) along the shared northern property boundary. The extension would have a height of 3302mm onto the boundary.
- 8.12. The extension would have a maximum roof height of 4485mm to the apex of a centrally located raised roof light or clerestory. The raised mono-pitch rooflight is setback from the shared northern property boundary with no.14 Kingston Walk.
- 8.13. The rear elevation of the extension would project along the northern shared property boundary marginally greater than the projection of the extension to the south

abutting the existing two-storey rear/side extension. The splay of the rear elevation would allow the extension fenestration to have a south-east orientation.

Adaptation of the housing stock

- 8.14. Section 4.3.1.2, Policy Objective PHP19 (Existing Housing Stock-Adaptation) provides for the improvement of the existing housing stock through supporting improvements and adaptation of homes consistent with national policy objectives on the reuse of existing buildings.
- 8.15. I consider that the proposed development would be consistent with Policy Objective PHP19. The proposal is assessed below with reference to existing residential amenities in particular the residential and visual amenity of no. 14 Kingston Walk directly abutting to the north.

Rear extensions

- 8.16. Section 12.3.7.1 (Extensions to Dwellings) of the Dun Laoghaire-Rathdown Development Plan 2022-2028 provides guidance in the matter of domestic extension. Section 12.3.7.1 (ii) (Extensions to the Rear) provides specific guidance in the matter of extensions to the rear of a dwelling house.
- 8.17. The Guidance provides that ground floor rear extensions will be considered in terms of their length, height, proximity to mutual boundaries and quantum of usable rear private open space remaining.

Overlooking

- 8.18. The fenestration of the rear extension would comprise a concertina patio door, having an east aspect with a slight southern skew, orientated toward the rear patio garden.
- 8.19. Therefore, there would be no overlooking of the adjoining property at no.14 Kingston Walk.

Overshadowing

- 8.20. The proposed single-storey extension would be located to the south of no.14 Kingston Walk and would project proximately 5m along the shared northern property boundary.

- 8.21. The appellant claims that the site topography will result in the development having a heightened negative impact on no. 14 Kingston Walk.
- 8.22. I note that the area topography falls steeply to the north at the entrance to the cul-de-sac. However, the site differential between no. 13 & 14 Kingston Walk, a pair of semi-detached house, is marginal – please see photographic record.
- 8.23. The appellant has appended a 3D shadow analysis photomontage drawing to the appeal statement, which was received from the applicant. It is claimed the drawing reflects the sun shadow at 2.30 pm on the 14th of June.
- 8.24. I note the relationship between the proposed development and the appellant's house at no. 14 Kingston walk adjoining to the north.
- 8.25. I do not consider that significant adverse overshadowing impacts would result from the proposed extension given its single-storey height and the set back of the raised clerestory rooflight.

Overbearing

- 8.26. The single-storey rear extension would extend along the northern shared property boundary at a height of 3302mm. I acknowledge that the physical relationship between the semi-detached houses at nos. 13 & 14 Kingston Walk would be altered to the rear, as a result of the infill of the existing rear patio of no.13 Kingston Walk.
- 8.27. I also acknowledge that the maximum height of the extension (4921mm), which is represented by the apex of the centrally located clerestory, would increase the visibility of the extension roof profile as viewed from no. 14 Kingston Walk.
- 8.28. However, I do not consider that the proposed extension would give rise to significant overbearing impacts given the single storey height of the extension along the shared property boundary.
- 8.29. In summary, I consider that the proposed single-storey extension would not result in significant adverse overlooking, overshadowing and overbearing impacts on the neighbouring property to the north at no. 14 Kingston Walk.

Open space

- 8.30. The appellant states that the current proposed development is not an exempted development and that the residual rear garden would not satisfy open space standards.
- 8.31. The appellant claims that the justification of the applicant that the proposed open space provision satisfies the minimum 25 sqm. threshold for private open space applicable to exempted development is not a relevant consideration, as the development under appeal is not an exempted development.
- 8.32. I acknowledge that the proposed development is not exempted, as the cumulative extension of the house to date combined with the current proposal would exceed the exempted development threshold.
- 8.33. There is a large single-storey mono-pitch single-storey structure located at the extremity of the garden effectively extending for the full width of the garden. I note that the footprint of the shed significantly reduces the overall rear amenity space.
- 8.34. The applicant was asked to clarify the status of the garden shed by way of further information. The applicant evidences that the garden shed is not a habitable space and accommodates ancillary domestic functions (see below).
- 8.35. The proposed extension would reduce the rear garden area to approximately 25 sqm. I acknowledge that a 25 sqm amenity area would represent a significantly truncated rear garden.
- 8.36. However, I note that the residual patio garden would have an optimal south-east orientation and would be located beyond the shadow line of the existing two-storey extension.

Development plan open space standards

- 8.37. Section 12.8.3.3 (Private Open Spaces), Table 12.10 (Private Open Space) of the Dun-Laoghaire-Rathdown Development Plan 2022-2028 requires a minimum private open space provision of 60 sqm for a 3 bedroom house. The subject house has been extended and is presently a 4-bedroom property. The minimum open space standard for a 4-bedroom house is 75 sqm.

8.38. The existing open space provision to the rear of the property is approximately 48 sqm. I note the existing provision is deficient in terms of both the required development plan standard for a standard 3-bedroom house or 4-bedroom house.

8.39. I also note that the development plan provides, in instances where an innovative design response is provided, a relaxation in the quantum of private open space considered on a case by case basis.

Sustainable Residential Development and Compact Settlement Guidelines-SPPR2

8.40. The appellant states that in the matter of open space standards, the planning authority expressed concern with reference to the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024) by way of a further information request. However, a revised proposal was not submitted.

8.41. Section 5.3.2 (Private Open Space for Houses) of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities provides for a minimum 50sqm. of private open space for 4-bedroom new houses (SPPR2 – Minimum Private Open Space Standards for Houses).

8.42. The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities acknowledges that a further reduction below the minimum open space standard may be considered acceptable where an equivalent amount of high quality semi-private open space is provided in lieu of private open space.

8.43. The applicant by way of further information response cites the flexibility of the Guidelines noting that open space provision should be assessed on a case by case basis with reference to design quality.

8.44. Furthermore, the existing rear two-storey extension to no.13 Kingston Road is located to the immediate south of the rear patio space.

8.45. I note the location of the existing two-storey pitched-roof extension to the rear of no.13 Kingston Walk at a distance of 5226mm from the shared property boundary rising to a height of 5784mm to the south of the proposed ground-floor extension.

8.46. The applicant claims that the existing extension causes overshadowing of the existing patio immediate to the dwelling house depreciating its value as an amenity space.

- 8.47. The further information response clarifies that there is a large green area 250m from the appeal site, which is enjoyed as an amenity space by the applicant
- 8.48. The applicant argues that the existing housing stock in the area would be restricted in its adaptation moving forward if the Guideline open space standard(s) is rigidly applied.
- 8.49. I acknowledge that the development proposal represents the adaptation of an existing dwelling house rather than the provision of a new dwelling.
- 8.50. However, I note that the Guidelines provide that private open space may take the form of traditional gardens or patio areas at ground level. The open space must be directly accessible from the unit it serves and a principal area of open space should be directly accessible from a living space.

Other relevant considerations in open space assessment

- 8.51. The Kingston estate is characterised by its sylvan setting and open aspect – please see photographic record. There is a pocket grassed space at the end of the cul-de-sac opposite nos.13 & 14 Kingston Walk immediately accessible to the residents of no.13 Kingston Walk. The pocket space has an optimal south orientation.
- 8.52. There is an extensive parkland open area approximately 200m from the appeal site forming the nucleus of the open space provision within the Kingston estate.
- 8.53. The planning case officer considers the remaining open space provision to be acceptable as the residual space is located in an area of direct sunlight combined with the availability of accessible public open space in the estate. I would concur with the planning case officer.
- 8.54. I note that the existing dwelling house is within a setting accessible to adjacent pockets of landscaped semi-private public space and extensive public open space.
- 8.55. I would also concur with the planning case officer that the sliding patio door (concertina style doors) that would provide direct access to the external patio would create a cumulative indoor-outdoor amenity area when open – see east elevation.
- 8.56. I consider that the cumulative indoor-outdoor amenity area would in the instance of the subject dwelling house represent an acceptable innovative response to minimum open space requirements.

- 8.57. In summary, the existing rear garden (approximately 45 sqm) and the proposed residual truncated rear garden (approximately 25 sqm) would not meet the development plan quantitative open space standard for either a 3-bedroom or 4-bedroom house.
- 8.58. Notwithstanding I consider that the proposed rear amenity space is acceptable given in combination effects with the accessible proposed indoor area, the availability of open space in the immediate environs of the dwelling house and the south-east orientation of the truncated rear patio garden, which would satisfy qualitative standards.
- 8.59. I conclude on balance that the private open space provided by the rear south-east facing patio garden combined with the open character of the Kingston Walk development would provide an acceptable level of residential amenity in terms of open space provision.

Existing Garden Shed

- 8.60. The appellant claims that there has been significant unregulated development namely the construction of a denoted 'shed' constructed on the garden boundary with the two-storey house at Kingston Close (rear property boundary).
- 8.61. The existing garden shed is approximately 3m in depth and is approximately 7.5m in width. The shed has a mono-pitch roof rising toward the rear property boundary with a maximum height of approximately 2600mm.
- 8.62. The applicant has clarified by way of further information response that the garden shed is not habitable. It does not have electricity, waste facilities, running water or cooking facilities.
- 8.63. The garden shed accommodates a storage area (approximately 13 sqm.) and a plant room (6.5 sqm).
- 8.64. I acknowledge the ancillary nature of the existing garden shed on site.

Visual impacts of cumulative rear garden development

- 8.65. Finally, I do not consider that the garden shed in combination with the proposed single-storey rear extension would have a negative visual impact on the receiving environment. I note that the single-storey shed is not visible from the public street.

Other Matters

- 8.66. The appellant claims that the planning authority has *inter alia* failed to correctly assess and consider the proposed extension in terms of its proximity to mutual boundaries.
- 8.67. The applicant in response to a further information request submitted a revised ground floor plan that shows that the boundary of the rear extension is set back approximately 20mm from the shared boundary wall to the north with the adjoining property at no.14 Kingston Walk.
- 8.68. I consider that the proposed single-storey rear extension would be located within the subject site boundary (red line), would respect the shared property boundary with no. 14 Kingston Walk and is acceptable in terms of its revised footprint.

Other considerations

- 8.69. I consider that a development contribution condition should attach in the instance of the proposed development, as the existing dwelling house has been extended to the side and rear to date. The cumulative extended floor area would exceed the 40 sqm contribution exemption.

9.0 AA Screening

I have considered the proposed development in-light of the requirements S177U of the Planning and Development Act 2000 (as amended).

The subject site is located within an established urban area and is connected to piped services and is not immediate to a European Site. The proposed development comprises the extension of an existing two-storey semi-detached house as set out in Section 2.0 of this report.

No significant nature conservation concerns were raised in the planning appeal.

Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site given the small-scale nature of the development.

I conclude that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects.

Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 Recommendation

10.1. I recommend a grant of planning permission subject to condition for the reasons and considerations outlined below.

11.0 Reasons and Considerations

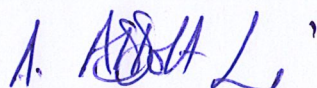
Having regard to the residential zoning objective, the a pattern of development in the area, which is characterised by semi-detached suburban houses with front and rear garden, and the policy framework provided by the Dun Laoghaire-Rathdown County Development Plan 2022-2028 for domestic extension, it is considered that the proposed development subject to condition would not have a significant negative impact on the visual and residential amenities of the adjoining property at no. 14 Kingston Walk, would be consistent with Section 12.3.7.1 (ii) (Extensions to the Rear) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028 and, as such, would be consistent with the proper planning and sustainable development of the area.

12.0 Conditions

1.	<p>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 the 04 day of February 2025, 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.</p> <p>Reason: In the interest of clarity.</p>
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2.	<p>Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.</p> <p>Reason: In the interest of public health.</p>
3.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.</p>

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.



Anthony Abbott King
Planning Inspector

27 May 2025

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

An Bord Pleanála Case Reference	ABP-322132-25		
Proposed Development Summary	Domestic Extension		
Development Address	13 Kingston Walk, Kingston, Ballinteer, Dublin 16		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? <small>(that is involving construction works, demolition, or interventions in the natural surroundings)</small>		Yes	x
		No	
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes			Proceed to Q3.
No	x		Tick if relevant. No further action required
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes			EIA Mandatory EIAR required
No	N/A		Proceed to Q4
4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes	N/A		Preliminary examination required (Form 2)

5. Has Schedule 7A information been submitted?

No	x	Screening determination remains as above (Q1 to Q4)
Yes		Screening Determination required

Inspector: A. ASH 2j

Date: 07/05/25