



An
Coimisiún
Pleanála

Inspector's Report

ACP-323666-25

Development

The development will consist of the construction of an extension to the side at first floor level over the existing garage, a two-storey extension to the rear and for alterations to the roof of the existing house to form a gable to the rear to allow the existing attic area to be used for non-habitable storage purposes only and all associated ancillary development works above and below ground at my 2 storey semi-detached dwelling

Location

60 Hazelbrook Road, Terenure, Dublin 6W

Planning Authority

Dublin City Council

Planning Authority Reg. Ref.

WEB2053/25

Applicant(s)

Guillame Didu

Type of Application

Permission

Planning Authority Decision

Grant permission

Type of Appeal	Third party
Appellant(s)	Owen & Máire Kelly
Observer(s)	None

Date of Site Inspection	11 November 2025
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Inspector	Killian Harrington
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1.0 Site Location and Description

1.1 The subject site consists of a two-storey red brick semi-detached dwelling with a single-storey ground floor garage on the western gable. The site contains a front garden with parking and a south-facing rear garden on Hazelbrook Road, off the R818 to the west of Terenure village. All neighbouring houses on this road are similar in depth and form with side garages and large front bay windows. More recent side and rear extensions are evident in a number of properties on this road. The surrounding area is an established residential area in Terenure, Dublin 6W.

2.0 Proposed Development

2.1 The proposed development comprises the following:

- Construction of an extension to the side at first floor level above existing garage;
- Construction of a two-storey extension to the rear;
- Alterations to the roof of existing house to form a gable to rear to enable existing attic area to be used for non-habitable storage purposes only and all ancillary works required to facilitate the development.
- Proposed Floor area: 99.5sq.m.

3.0 Planning Authority Decision

3.1 Decision

Dublin City Council granted planning permission subject to 9 standard conditions

3.1.1. Planning Authority Reports

The Planning Authority had initial concerns over the scale of the two-storey rear extension aspect of the proposed development, which appeared visually overbearing and sought clarity as to whether the attic was also being extended.

Therefore as a Further Information Request, the planning authority requested the following:

- Item 1 - Revise the scale of the rear two-storey extension and consider reducing the overall height to be subservient to the eaves level of the existing dwelling
- Item 2 – Clarify if the attic floor area is to be extended as part of the proposals and the purpose of the attic extension as there are discrepancies between the submitted floor plans and section drawings.

For Item 1, the applicant submitted revised drawings that show a revision in the scale of the rear two storey extension, reducing the overall height to be subservient to the eaves level of the existing dwelling with the inclusion of a pitched roof rather than a flat roof. A setback was provided from the boundary with No. 58 Hazelbrook Road.

For Item 2, the applicant responded that the design of the previously proposed gable structure is now a dormer design that has been revised to ensure it is visually harmonious with the existing structure. The existing attic storage area is 21m² and will be extended by 3m² by the addition of the new dormer to the rear to provide 24m² of non-habitable storage area.

The planner's report concludes that the overall bulk was reduced, the design was sympathetic with a pitched roof with a centrally located dormer window was more harmonious. It was considered that the dormer had been designed in accordance with the provisions of Section 5 of Appendix 18 of the Dublin City Development Plan 2022 – 2028 and was therefore acceptable to the Planning Authority. Overall, the proposed development was considered to be in keeping with the residential character of the area and would not detract from the existing residential amenities of the area.

3.1.2 Other Technical Reports

- Drainage Division – Recommended grant of permission subject to conditions

3.3. Prescribed Bodies

None

3.4. Third Party Observations

An observation from a neighbour made the following comment:

- Generally supportive but concern over the proximity of the two-storey element of the extension to the shared party boundary wall.

4.0 Planning History

4.1 Subject site

There is no relevant planning history.

Neighbouring sites

30 Hazelbrook Road

Reg. Ref. WEB1886/24 – Planning permission granted for the demolition of single-storey flat-roofed garage to side (13m²) and construction of a two-storey pitched & hipped roof extension to side and rear (56m²) plus internal alterations and reconfigurations, plus reposition of gate pier and modifications to dish kerb to accommodate widening of vehicular access gateway from 2.4m to 3.5m wide, plus all associated site development works including hard & soft landscaping to provide a 3-bedroom house plus home office.

49 Hazelbrook Road

Reg. Ref. WEB1341/22 – Planning permission granted for extension to side (two storey) & rear (part single and part two storey) with hip roof extended and incorporating dormer to rear; widening of existing vehicular entrance to 3.2m with piers and gate to match existing, all associated site works.

9 Hazelbrook Road

Reg. Ref. WEB1686/23 – Planning permission granted for for an over existing converted garage first floor extension with bay window and pitched roof to the side and front of 9 Hazelbrook Road.

5.0 Policy Context

5.1 Development Plan

Under the Dublin City Development Plan 2022-2028 the site is zoned objective Z1; Sustainable Residential Neighbourhoods with an objective ‘to protect, provide and improve residential amenities.’ The following Dublin City Development Plan policy objectives have specific relevance to this appeal:

Policy QHSN6 Urban Consolidation

To promote and support residential consolidation and sustainable intensification through the consideration of applications for infill development, backland development, mews development, reuse/ adaption of existing housing stock and use of upper floors, subject to the provision of good quality accommodation.

Policy QHSN10 Urban Density

To promote residential development at sustainable densities throughout the city in accordance with the core strategy, particularly on vacant and/or underutilised sites, having regard to the need for high standards of urban design and architecture and to successfully integrate with the character of the surrounding area.

Policy QHSNO4 Densification of Suburbs

To support the ongoing densification of the suburbs and prepare a design guide regarding innovative housing models, designs and solutions for infill development, backland development, mews development, re-use of existing housing stock and best practice for attic conversions.

Policy QHSN37 Houses and Apartments

To ensure that new houses and apartments provide for the needs of family accommodation with a satisfactory level of residential amenity in accordance with the standards for residential accommodation.

Appendix 16 – Sunlight and Daylight

The appendix provides specific metrics for assessing daylight and sunlight in new developments. Key requirements include targets for daylight factor and vertical sky component (VSC) to ensure adequate light for new and existing properties. For example, a minimum average daylight factor of 5% is recommended for predominantly daylit appearances, and minimum values of 2% for kitchens, 1.5% for living rooms, and 1% for bedrooms are also specified. Proposals will continue to be assessed on a case-by-case basis depending on site specific circumstances and location

Appendix 18 – Ancillary Residential Accommodation

Section 1.2 Extensions to Rear

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 1.4 Privacy and Amenity

Extensions should not result in any significant loss of privacy to the residents of adjoining properties. Generally, windows overlooking adjoining properties (such as in a side wall) should be avoided

Section 1.7 Appearance and Materials

The extension should not dominate the existing building and should normally be of an overall scale and size to harmonise with the existing house and adjoining buildings; the appearance of the existing structure should be the reference point for any consideration of change that may be proposed. The materials used should complement those used on the existing building; features such as windows and doors on the new extension should relate to those on the original building in terms of proportion and use of materials

Section 4.0 - Alterations at Roof Level/ Attics/ Dormers/ Additional Floors

The following criteria will be considered in assessing alterations at roof level:

- Careful consideration and special regard to the character and size of the structure, its position on the streetscape and proximity to adjacent structures.
- Existing roof variations on the streetscape.
- Distance/ contrast/ visibility of proposed roof end.
- Harmony with the rest of the structure, adjacent structures, and prominence.

Section 5.0 – Attic Conversions / Dormer Windows

Where it is proposed to extend the ridge height to accommodate an increased floor-to ceiling height, the design should avoid an overly dominant roof structure. The proposed scale of the roof should retain similar proportions to the building where possible.

Appendix 18 – Section 5.1 – Additional Floors

It is acknowledged that converting an attic as a full floor to the elevation of a dwelling can often be successfully achieved without effecting or impacting the

overall character of the area or the residential amenity. Dublin City Council will support innovative design responses to the densification of suburban housing to consolidate existing built up areas. Converting existing attic space to provide a full additional floor will be considered in this context, where it can be demonstrated that such a proposal makes a positive contribution to the streetscape and has no adverse impact on the residential amenities of adjacent properties. The provision of such densification solutions are often more suitable at the end of terrace or corner house sites where a feature/ bookend design can be facilitated. Each proposal will be assessed on a case-by-case basis. Applications for an additional storey must ensure that all of the relevant internal residential standards are complied with as set out in this Appendix. Additional requirements such as demonstrating safe and secure access will also be required as part of any planning application.

5.3. Natural Heritage Designations

The subject site is c. 7 km from South Dublin Bay proposed NHA, Booterstown Marsh proposed NHA and European sites South Dublin Bay SAC & South Dublin Bay and River Tolka SPA

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. Refer to Form 1 in Appendix 1 of report.

7.0 The Appeal

7.1 Grounds of Appeal

The third party appeal includes the following grounds:

- The proposed room sizes are excessive especially the master bedroom with walk in wardrobe. Room proportions of the existing dwelling should be followed, allowing an extension internal depth of just 3650mm and not 5850mm. This would be less injurious to the amenity of the rear garden of no. 58
- The distance to the party wall (1355mm) is a concern. A distance of 2 metres would be acceptable
- The height of the ground floor element (3760mm) is excessive. The internal floor to ceiling height of 3 metres is unnecessary and encroaches on the light to the rear garden of no. 58
- The pattern of development in the area consists of a house type that are already generously spaced without being extended.

7.2. Planning Authority Response

The planning authority request that the Commission uphold their decision and would request that if permission is granted a condition requiring the payment of a section 48 development contribution should be applied.

7.3. Observations

None

8.0 Assessment

- 8.1. Under the Dublin City Development Plan 2022-2028 the site is zoned Z1 Sustainable Residential Neighbourhoods with an objective ‘to protect, provide and improve residential amenities.’ The proposed development is permissible in this zoning as it relates to the alterations and extension of an existing residential use.
- 8.2 Following a review of the file, assessment of the relevant planning policies and inspection of the site, I conclude that the primary concerns in this appeal is (1) Design and (2) Neighbouring Residential Amenity.

Design

- 8.3 The proposed development consists of three key elements (1) an attic dormer extension to the rear, (2) the construction of an extension to the side at first floor level above existing garage and (3) a two-storey extension to the rear.
- 8.4 The third party appeal references the bulk and scale of the rear extension. The semi-detached properties on Hazelbrook Road are larger than average for the area and many have had two-storey extensions built to the rear close to the boundary walls. The garden widths and lengths appear adequately sized to take a depth of 5.8m from the existing rear wall. There is at least 50% of the rear garden space remaining and so the depth is policy compliant. Following a request for Further Information from Dublin City Council, the height of the two storey rear extension was reduced to eaves level to match similar rear extensions on the road and there is a 1.5 metre setback at first floor level to the boundary wall of 58 Hazelbrook Road, which is in line with the guidance contained in Appendix 18 of the Development Plan.
- 8.5 The appeal references room sizes, specifically the master bedroom. In terms of the internal layout, the overall extension is to accommodate for an extended kitchen and living area at ground floor level and a master bedroom with en-suite at first floor level. A south-facing window is to serve the en-suite bathroom to the rear. An additional bedroom comprises of an area of 10 sq.m which accords with minimum standards for single bedrooms. The master bedroom is larger than usual at about 20 sqm in area with an additional 5 sqm storage area. The Development Plan guidance (Section 15.11.1) states that the main bedroom of a house should be at least 13 sqm for a dwelling designed for 3 or more people. The room sizes meet the minimum requirements and the internal layout is therefore appropriate.
- 8.6 It is noted that within the surrounding area, there are numerous planning permissions for similar combined first floor extensions above side garages and rear two-storey extensions of similar depth to what is being proposed. From street level, the hip to roof above the side extension matches the roof of the host dwelling and so would be in keeping with the character of the dwelling and surrounding

properties. Furthermore, the change of the gable structure to a dormer window design has resulted in a more harmonious design which it is now centrally located on the roof plane of the building. Overall, the extension elements have been designed in accordance with the guidance set out in Appendix 18 (Ancillary Residential Accommodation) of the Dublin City Development Plan 2022 – 2028.

Residential Amenity

- 8.7 The appeal raises concerns about the bulk and massing of the rear extension and potential impact on the amenity of the rear space of the neighbouring dwelling 58 Hazelbrook Road.
- 8.8 As part of their response to the Further Information Request, the applicant submitted revised drawings reducing the overall height to the eaves level of the existing dwelling. The distance of the rear extension to the boundary wall of no. 58 is 1.5 metres at first floor level and 0.1 metre at ground floor. The distance to the boundary wall of no. 62 is also 0.1m at the side but this increases to over 1 metre at the rear. The height of 3.7 metres at the boundary is broadly acceptable. Most properties with rear extensions on this side of Hazelbrook Road have distances of less than 1 metre to the neighbouring boundary wall. This includes the distance between no. 58 and 56. There are no windows impacted in either neighbouring property, except for the east-facing window in the modern rear addition of no. 58, which also has the benefit of a south-facing window and is set back 3 metres from the boundary wall, thereby still benefiting from daylight and sunlight. The proposal is therefore in line with Section 1.2 of Appendix 18 of the Development Plan.
- 8.9 The proposed setback at first floor level would sufficiently reduce any sense of overbearance or shadow effects to the rear garden or rear windows of no. 58. Given that all upper level windows (dormer and first floor) face south and there is no directly opposing windows, I am satisfied that there would be no impact on the privacy of neighbours beyond the conditions that already exist.
- 8.10 It is considered that given the scale and design of the proposed side, rear and roof extension, the southerly orientation of the rear of these properties and the pattern

of the development within the vicinity in which numerous properties have extended over the single-storey garage, no overbearance, overshadowing or overlooking issues will arise as a result. I am satisfied that the proposal complies with the provisions of the Development Plan.

Overall, the proposed development would be keeping with the residential character of the area and would not detract from the existing residential amenities of the area. The proposed development would comply with the provisions of the Dublin City Development Plan 2022-2028, would accord with the proper planning and sustainable development of the area, and it is therefore recommended that planning permission be granted.

9.0 AA Screening

- 9.1. 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 in an established residential area c. 7 km west of South Dublin Bay SAC & South Dublin Bay and River Tolka SPA.
- 9.2. The proposed development comprises the construction of an extension to the side at first floor level over the existing garage, a two-storey extension to the rear and for alterations to the roof of the existing house to form a gable to the rear to allow the existing attic area to be used for non-habitable storage purposes only and all associated ancillary development works above and below ground for a 2 storey semi-detached dwelling. No nature conservation concerns were raised in the planning appeal.
- 9.3. 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. The reason for this conclusion is as follows:
 - Nature of works

- Location in an established residential area
- Lack of connections to nearest European sites

9.4. I conclude, on the basis of objective information, 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 Water Framework Directive

10.1. The subject site is located at 60 Hazelbrook Road, Terenure, Dublin 6W approximately 900 metres north of the River Dodder.

10.2 The proposed development comprises the construction of an extension to the side at first floor level over the existing garage, a two-storey extension to the rear and for alterations to the roof of the existing house to form a gable to the rear to allow the existing attic area to be used for non-habitable storage purposes only and all associated ancillary development works above and below ground at a 2 storey semi-detached dwelling. No water deterioration concerns were raised in the planning appeal.

10.3 I have assessed the development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively. The reason for this conclusion is as follows:

- Nature of works

- Location-distance from nearest water bodies and/or lack of hydrological connections

I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

11.0 Recommendation

11.1. I recommend that planning permission be granted subject to conditions

12.0 Reasons and Considerations

12.1 Having regard to residential zoning of the site, the residential character of the area, the design, scale and massing of the proposed development and the policies contained in the Dublin City Development Plan, it is considered that the proposed development would not be injurious to the amenities of neighbouring residential properties, would not cause any harm to the visual amenity of the area and would be in keeping with the residential character of the area, thereby according with the provisions of the Dublin City Development Plan 2022-2028 and with the proper planning and sustainable development of the area

13.0 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. 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.

3. The attic space hereby approved shall not be used for the purposes of human habitation unless it complies with current building regulations

Reason: To provide for an adequate standard of development

4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority

Reason: To prevent flooding and in the interests of sustainable drainage

5. All necessary measures should be taken by the applicant and contractor to prevent the spillage or deposit of clay, rubble or other debris on the public road network, repair any damage to the public road arising from carrying out works and avoid

conflict with between construction activities and pedestrian and vehicular movements on the surrounding public roads.

Reason: In the interest of amenities, public health and safety and environmental protection.

6. Site development and building works shall be carried out between the hours of 7:00 am to 6:00pm Mondays to Fridays inclusive, between 8:00am to 2:00pm on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

7. 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, as amended. The contribution shall be paid prior to 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 An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, 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.

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.

Killian Harrington
Planning Inspector
18 November 2025

Appendix A: Form 1 EIA Pre-Screening

Case Reference	ACP-323666-25
Proposed Development Summary	The proposed development comprises the construction of an extension to the side at first floor level over the existing garage, a two-storey extension to the rear and for alterations to the roof of the existing house to form a gable to the rear to allow the existing attic area to be used for non-habitable storage purposes only and all associated ancillary development works above and below ground at my 2 storey semi-detached dwelling
Development Address	60 Hazelbrook Road, Terenure, Dublin 6W
IN ALL CASES CHECK BOX /OR LEAVE BLANK	
<p>1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?</p> <p>(For the purposes of the Directive, "Project" means:</p> <ul style="list-style-type: none"> - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources) 	<p><input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2.</p> <hr/> <p><input type="checkbox"/> No, No further action required.</p>
2. Is the proposed development of a CLASS specified in <u>Part 1</u>, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<p><input type="checkbox"/> Yes, it is a Class specified in Part 1.</p> <p>EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.</p>	
<p><input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3</p>	

<p>1. Is the proposed development of a CLASS specified in <u>Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)</u> OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?</p>	
<p><input checked="" type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994.</p> <p>No Screening required.</p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.</p> <p>EIA is Mandatory. No Screening Required</p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.</p> <p>Preliminary examination required. (Form 2)</p> <p>OR</p> <p>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</p>	<p>Class 10(b) of Part 2 (dwelling units)</p> <p>Proposed development of 2 no. residential units is substantially below the 500 dwelling unit threshold in Class 10(b)</p>
<p>2. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?</p>	
<p>Yes <input type="checkbox"/></p>	<p>Screening Determination required (Complete Form 3)</p>
<p>No <input checked="" type="checkbox"/></p>	<p>Pre-screening determination conclusion remains as above (Q1 to Q3)</p>

Inspector: _____

Date: 18 November 2025

