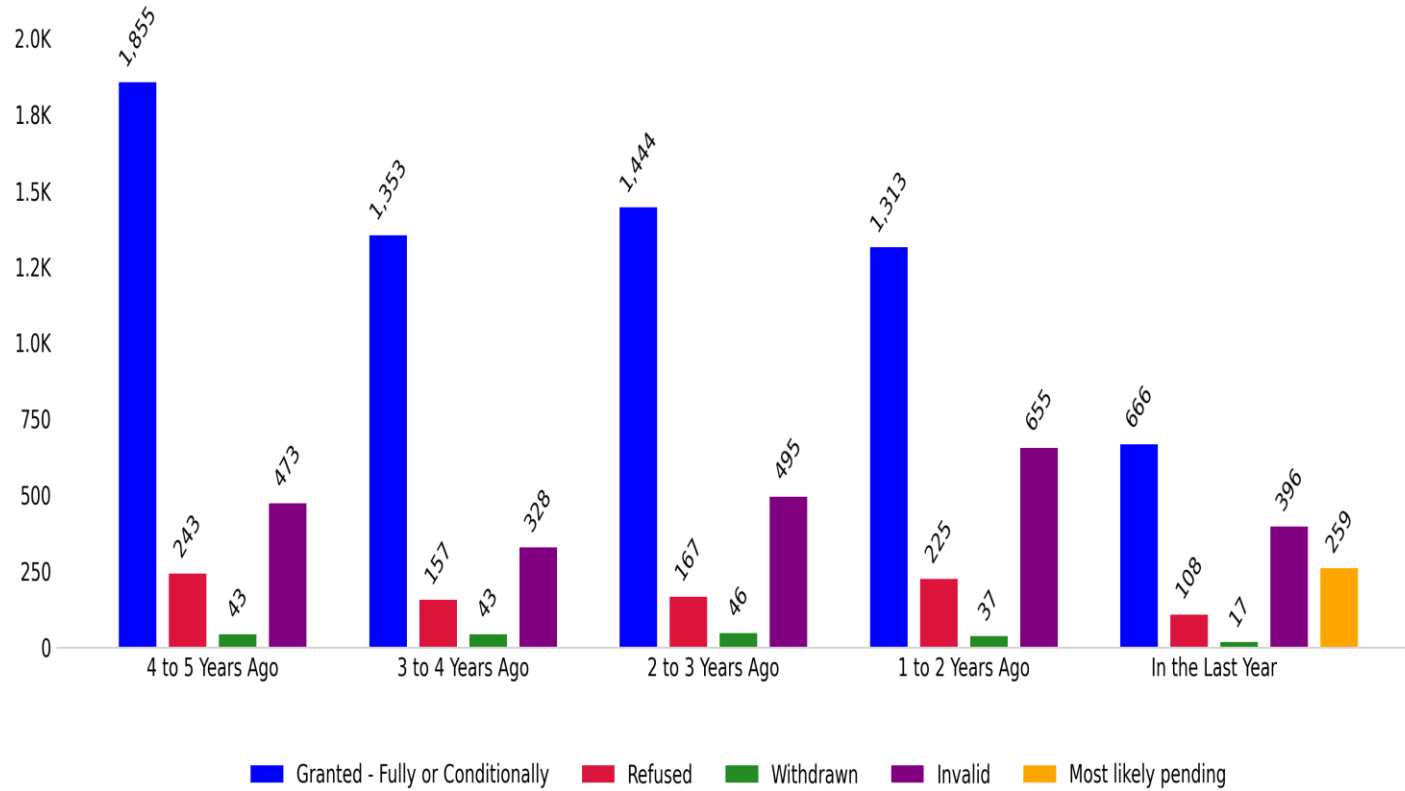
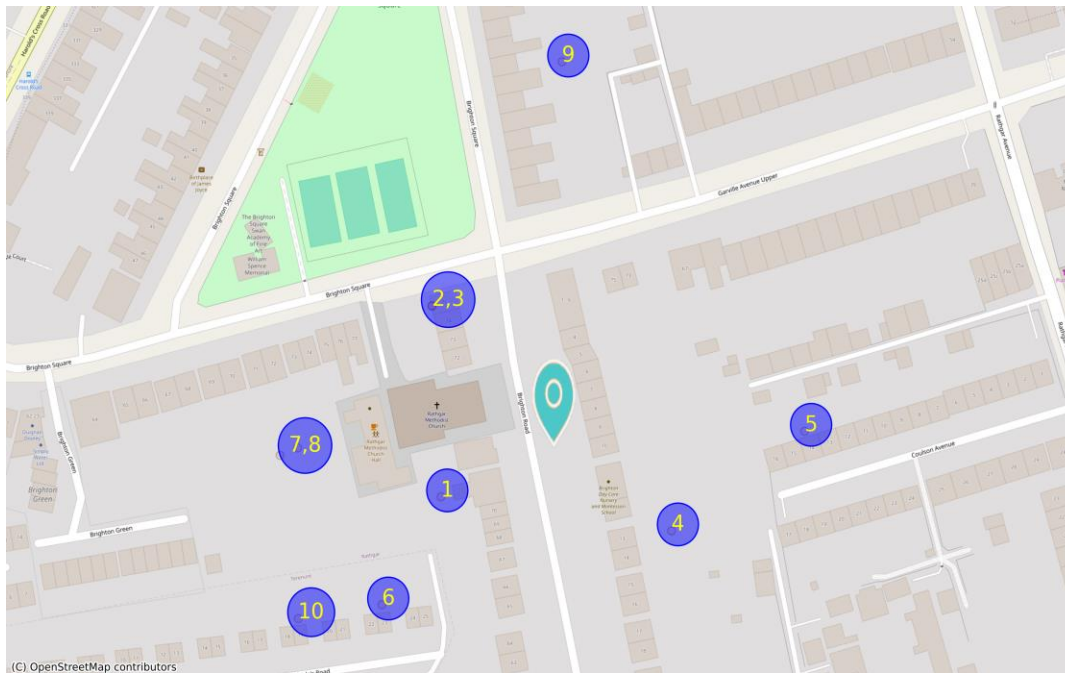


### PLANNING APPLICATIONS

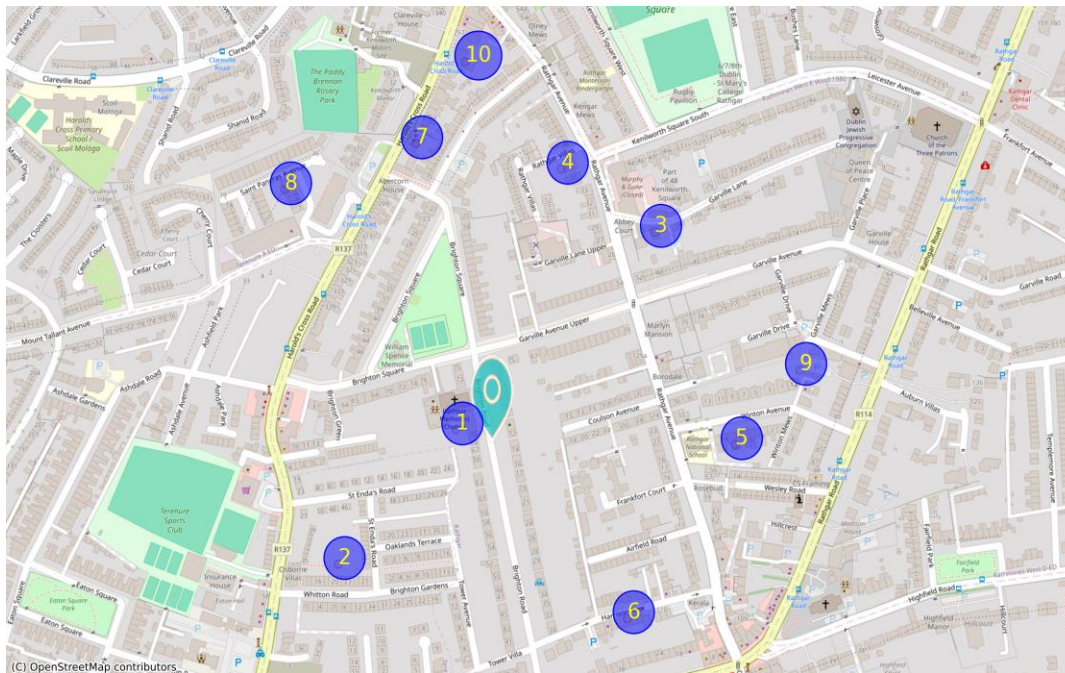


Note: 'Invalid' includes incomplete and declared not exempt



### Ten Nearest Granted

1. 3122/20, Dublin City Council, 70, Brighton Road, Rathgar, Dublin 6.
2. 3450/21, Dublin City Council, 75 Brighton Road, (Corner of Brighton Road & Brighton Square) Terenure, Dublin 6. D06 HC60..
3. 3544/23, Dublin City Council, 75, Brighton Road, (corner of Brighton Road & Brighton Square), Terenure, Dublin 6, D06 HC60.
4. 4084/22, Dublin City Council, 13, Brighton Road, Dublin 6, D06 X282.
5. WEB1056/22, Dublin City Council, 14, Coulson Avenue, Rathgar, Dublin 6.
6. 2243/21, Dublin City Council, 23 Saint Enda's Road, Terenure, Dublin 6.
7. 4581/22, Dublin City Council, RETENTION PERMISSION : for amendments to that approved under planning register reference 3653/20 co
8. 3573/21, Dublin City Council, 71, Brighton Square, Rathgar, Dublin 6.
9. 3565/20, Dublin City Council, 8, Brighton Square, Rathgar, Dublin 6, D06 W560.
10. WEB1694/23, Dublin City Council, 19, Saint Enda's Road, Terenure, Dublin 6 D06 NP86.



### Ten Nearest Refused

1. 3959/19, Dublin City Council, 70, Brighton Road, Dublin 6.
2. 2442/19, Dublin City Council, Site to rear of 35, Terenure Road North, Dublin 6W.
3. WEB1445/21, Dublin City Council, Former United Car Valet Garage, Garville Lane, Rathgar, Dublin 6, D06 Y4C0.
4. 4009/19, Dublin City Council, 36, Rathgar Avenue, Rathgar, Dublin 6 (corner site with Rathgar Villas Road).
5. 3095/21, Dublin City Council, 10 & 12, Winton Avenue, Rathgar, Dublin 6.
6. WEB1358/19, Dublin City Council, Harrison Row, (rear of 30 Terenure Road East), Rathgar, Dublin 6.
7. WEB1703/21, Dublin City Council, 283, Harold's Cross Road, Dublin 6w.
8. 3958/22, Dublin City Council, St. Pancras, Mount Tallant Avenue, Terenure, Dublin 6W.
9. 3218/19, Dublin City Council, Site to the rear of 1A, Winton Avenue, Rathgar, Dublin 6.
10. 3574/20, Dublin City Council, 261, Harolds Cross Road, Dublin 6W, D6W K099.

## **DETAILS FOR NEAREST ENTRY 1: PLANNING APPLICATION NUMBER 3122/20**

Planning Authority: Dublin City Council | Development Address: 70, Brighton Road, Rathgar, Dublin 6

Received Date: 2020-07-31 | Application Status: decision notice issued | Decision: grant permission

Development Description: PROTECTED STRUCTURE: Planning permission is sought for proposed works consisting of the following principal elements: 1. Demolition of existing single-storey lean-to structure to the rear of the existing return; 2. Construction of a new single-storey extension to the rear of the existing house; 3. Alterations to the existing house, including removal of non-original bathroom and kitchen, creation of new opening between two of the formal reception rooms, and insertion of new bathroom at first floor level; 4. Provision of new conservation roof light at attic level; 5.

General repair works and internal remodelling; 6. Hard and soft landscaping to the rear of the house; 7. The development will include all associated drainage and site development works.

## **DETAILS FOR NEAREST ENTRY 2: PLANNING APPLICATION NUMBER 3450/21**

Planning Authority: Dublin City Council | Development Address: 75 Brighton Road, (Corner of Brighton Road & Brighton Square) Terenure, Dublin 6. D06 HC60.

Received Date: 2021-09-06 | Application Status: decision notice issued | Decision: grant permission and retention permission

Development Description: PROTECTED STRUCTURE: PERMISSION & RETENTION: The development will consist of: the retention of a double door ope formed in the South West wall of the rear return at ground floor level and a stud partition built under stair at ground floor level to create a WC. Permission is sought for the erection of a part two storey/part single storey extension to the side (North/West) of existing rear return including the partial removal of the ground floor rear return external wall on the North West side to accommodate the new extension as well as the creation of an ope in the rear (South/ West) external wall of the main house; external modifications including repointing of brick facades, new conservation rooflight to existing roof of main house (within roof valley), enlarging of existing ope (to be retained) in South West wall of rear return, 1no. rooflight in single storey extension, 2no. existing window opes on the North West side of the rear return on the first floor to be blocked up; the addition of solar panels to the South/East side of the rear return roof; internal modifications include modification to existing layout to include the removal of non-original internal stud partitions in the first floor rear return; general restoration & decoration works; and all associated site works to existing semi-detached two storey house. No.75 Brighton Road is a Protected Structure.

### **DETAILS FOR NEAREST ENTRY 3: PLANNING APPLICATION NUMBER 3544/23**

Planning Authority: Dublin City Council | Development Address: 75, Brighton Road, (corner of Brighton Road & Brighton Square), Terenure, Dublin 6, D06 HC60

Received Date: 2023-04-12 | Application Status: decision notice issued | Decision: grant permission

Development Description: PROTECTED STRUCTURE: The development consists of

- Demolition of existing boiler house shed and existing non-historic fabric wall to the rear;
- Construction of new single storey extension to the rear of existing rear return with a new chimney and canopy associated;
- Alterations to existing openings of existing rear return (North / West side) to accommodate new sliding door and patio doors at Ground Floor level.
- Alterations to rear elevation of main dwelling consisting of creating a new opening and enlarging existing opening between the main dwelling and the rear return.
- Removals of non-original internal stud partitions in the first floor rear return to reconfigure the internal layout.
- Block-up of one existing window ope (North side) of existing rear return at First Floor level.
- All associated internal layout alterations, site, landscaping, drainage and ancillary works.

## **DETAILS FOR NEAREST ENTRY 4: PLANNING APPLICATION NUMBER 4084/22**

Planning Authority: Dublin City Council | Development Address: 13, Brighton Road, Dublin 6, D06 X282

Received Date: 2022-05-27 | Application Status: decision appealed | Decision: grant permission

Development Description: PROTECTED STRUCTURE : Development for (a) Removal of c. 18.9 sqm garage at the rear garden with access off the laneway to the rear; (b) Removal of c. 6.0 sqm of garden sheds at the rear garden; (c) Construction of c. 20.6 sqm free standing, single storey , pitched roof, garden room at the rear garden; (d) Replacement of gate fronting onto laneway to rear; (e) And all associated site works.

## **DETAILS FOR NEAREST ENTRY 5: PLANNING APPLICATION NUMBER WEB1056/22**

Planning Authority: Dublin City Council | Development Address: 14, Coulson Avenue, Rathgar, Dublin 6

Received Date: 2022-01-27 | Application Status: decision notice issued | Decision: grant permission

Development Description: Planning Permission is sought for ground floor extension at rear (33.9m<sup>2</sup>), alterations to rear windows/doors, new dormer window at rear roof, new two storey building in rear garden comprising of garage (20.5m<sup>2</sup>) and home office above (17.9m<sup>2</sup>), new vehicular entrance to rear garage.



## **DETAILS FOR NEAREST ENTRY 6: PLANNING APPLICATION NUMBER 2243/21**

Planning Authority: Dublin City Council | Development Address: 23 Saint Enda's Road, Terenure, Dublin 6

Received Date: 2021-02-18 | Application Status: decision notice issued | Decision: grant permission

Development Description: Planning permission is sought for proposed single storey lean to extension and first floor bathroom window to side of property with vehicular access to front and associated site works.

## **DETAILS FOR NEAREST ENTRY 7: PLANNING APPLICATION NUMBER 4581/22**

Planning Authority: Dublin City Council | Development Address: RETENTION PERMISSION : for amendments to that approved under planning register reference 3653/20 consisting of the following: revised location and layout of detached single storey garden studio / shed structure and amendments to approved finishes of same, increase in height of section of party wall to 2.75m, all in the rear garden. Associated planning application: 3653/20 Permission for the demolition of existing two storey annex (floor area = 54sqm) to the rear of existing two storey semi-detached dwelling (existing overall floor area = 175sqm), replacement of same with a new two storey extension to the rear (floor area = 93sqm), provision of a detached single storey garden studio/shed structure (floor area = 19sqm) in the rear garden, together with minor elevational amendments and all associated site works.

Received Date: 2022-07-28 | Application Status: decision notice issued | Decision: grant retention permission

Development Description: RETENTION PERMISSION : for amendments to that approved under planning register reference 3653/20 consisting of the following: revised location and layout of detached single storey garden studio / shed structure and amendments to approved finishes of same, increase in height of section of party wall to 2.75m, all in the rear garden.

## **DETAILS FOR NEAREST ENTRY 8: PLANNING APPLICATION NUMBER 3573/21**

Planning Authority: Dublin City Council | Development Address: 71, Brighton Square, Rathgar, Dublin 6

Received Date: 2021-09-27 | Application Status: decision notice issued | Decision: grant permission

Development Description: Permission for provision of a detached single storey garden studio/ shed structure (floor area = 36.4sqm) and all associated site works in the rear garden.

## **DETAILS FOR NEAREST ENTRY 9: PLANNING APPLICATION NUMBER 3565/20**

Planning Authority: Dublin City Council | Development Address: 8, Brighton Square, Rathgar, Dublin 6, D06 W560

Received Date: 2020-10-15 | Application Status: appeal decided | Decision: grant permission

Development Description: The development will consist of the demolition of the existing lean-to single storey breakfast/dining area (4.9sqm) to the existing kitchen at the rear return of the house, and the demolition of the two existing stone and slate lean-to back garden sheds, (totalling 5.06sqm), apart from the party walls to same. The development will consist of the construction of a new breakfast/dining area of 11.29sqm incorporating the existing lean-to area in the return; a new study/bedroom area of 18.60sqm including an en-suite toilet area and a link from the new breakfast/dining area to the study/bedroom area, totalling 7.11sqm all at ground floor level. The bedroom in the rear return area over the existing kitchen area is to be extended by 9.82sqm and is to include an en-suite toilet area.

The development is to include roof lights, associated site works and other sundry works.

## **DETAILS FOR NEAREST ENTRY 10: PLANNING APPLICATION NUMBER WEB1694/23**

Planning Authority: Dublin City Council | Development Address: 19, Saint Enda's Road, Terenure, Dublin 6 D06 NP86

Received Date: 2023-08-16 | Application Status: decision notice issued | Decision: grant permission

Development Description: The demolition and development work will consist of the following: (a)demolition of existing single storey rear extension, (b)construction of a part two storey and part single storey flat roof extensions to rear and side of property, (c)widening of existing vehicular front entrance, (d) Internal alterations to ground and first floor layouts, and (f) all associated site works.

## **DETAILS FOR NEAREST ENTRY 1: PLANNING APPLICATION NUMBER 3959/19**

Planning Authority: Dublin City Council | Development Address: 70, Brighton Road, Dublin 6

Received Date: 2019-09-09 | Application Status: appeal decided | Decision: refuse permission

Development Description: PROTECTED STRUCTURE: Planning permission is sought for proposed works consisting of the following principal elements: 1. Demolition of existing single-storey return to the rear of the property; 2. Construction of a new single-storey and part-two-storey extension to the rear of the existing house; 3. Alterations to the existing house, including removal of non-original bathroom and kitchen, and creation of new opening between two of the formal reception rooms; 4. Provision of new conservation rooflight at attic level; 5. General repair works and internal remodelling; 6. Hard and soft landscaping to the rear of the house; 7. The development will include all associated drainage and site development works.

## **DETAILS FOR NEAREST ENTRY 2: PLANNING APPLICATION NUMBER 2442/19**

Planning Authority: Dublin City Council | Development Address: Site to rear of 35, Terenure Road North, Dublin 6W

Received Date: 2019-03-08 | Application Status: decision notice issued | Decision: refuse permission

Development Description: Permission for development which will consist of a 2 bed 2-storey detached single residence; with demolition of some boundary walls, erection of new 2M high boundary and dividing walls; with 3 no. pedestrian lane entrances; front garden, rear garden and house, all accessed via public laneways from Whitton Road and Alexandra Terrace; with 4 cycle spaces, associated siteworks, services, soakaways, lighting, landscaping and boundary treatment; all on site to rear of 35 Terenure Road North, Dublin 6W, D6W FY75; with 1 no. dedicated car space in front drive of main house at 35 Terenure Road North.

### **DETAILS FOR NEAREST ENTRY 3: PLANNING APPLICATION NUMBER WEB1445/21**

Planning Authority: Dublin City Council | Development Address: Former United Car Valet Garage, Garville Lane, Rathgar, Dublin 6, D06 Y4C0

Received Date: 2021-04-23 | Application Status: decision notice issued | Decision: refuse permission

Development Description: Change of use from commercial garage to residential use; and proposed development to consist of partial demolition of existing garage building, demolition of existing rear lean-to extension, and extension of existing garage building to accommodate the construction of a proposed infill mews development comprising 1 No. two-and-a-half storey, four-bedroom dwelling; incorporating proposed carport/bicycle parking to front of dwelling, maintaining existing access from Garville Lane via proposed widened vehicular entrance; proposed secluded roof courtyard and proposed winter garden structure at second-floor level; and associated landscaping and ancillary site works.



## **DETAILS FOR NEAREST ENTRY 4: PLANNING APPLICATION NUMBER 4009/19**

Planning Authority: Dublin City Council | Development Address: 36, Rathgar Avenue, Rathgar, Dublin 6 (corner site with Rathgar Villas Road)

Received Date: 2019-09-17 | Application Status: decision notice issued | Decision: refuse retention permission

Development Description: RETENTION: PROTECTED STRUCTURE: Planning permission is sought for the retention of a privacy screen, on an existing rear boundary wall, within the curtilage of a protected structure.

## **DETAILS FOR NEAREST ENTRY 5: PLANNING APPLICATION NUMBER 3095/21**

Planning Authority: Dublin City Council | Development Address: 10 & 12, Winton Avenue, Rathgar, Dublin 6

Received Date: 2021-07-06 | Application Status: appeal decided | Decision: refuse permission

Development Description: The development will consist of the following: widening of the existing openings in the front stone boundary wall to provide new vehicular access with inward opening double gates, 2.6 meters wide to each garden the subject of this application. The gates shall match in design and height the existing gates on site. One paved parking space, 2.6 meters wide shall be provided in each garden to facilitate electric vehicle charging points. The dividing railings between the gardens shall be retained and conserved.

## **DETAILS FOR NEAREST ENTRY 6: PLANNING APPLICATION NUMBER WEB1358/19**

Planning Authority: Dublin City Council | Development Address: Harrison Row, (rear of 30 Terenure Road East), Rathgar, Dublin 6

Received Date: 2019-06-21 | Application Status: decision notice issued | Decision: refuse permission

Development Description: Planning permission for change of use of existing storage shed to a two storey studio apartment containing a bedroom, shower and kitchen living room, also permission to install new first floor window and new ground floor entrance door and connect to public sewer and water main and all associated site works at Harrison Row (rear of no 30 Terenure Road East), Rathgar, Dublin 6.

## **DETAILS FOR NEAREST ENTRY 7: PLANNING APPLICATION NUMBER WEB1703/21**

Planning Authority: Dublin City Council | Development Address: 283, Harold's Cross Road, Dublin 6w

Received Date: 2021-06-29 | Application Status: decision notice issued | Decision: refuse permission

Development Description: Planning permission is being sought by Weirong Chen for full planning permission for first floor extension to the rear of existing dwelling and all associated site works at 283 Harold's Cross Road, Dublin 6W

## **DETAILS FOR NEAREST ENTRY 8: PLANNING APPLICATION NUMBER 3958/22**

Planning Authority: Dublin City Council | Development Address: St. Pancras, Mount Tallant Avenue, Terenure, Dublin  
6W

Received Date: 2022-05-12 | Application Status: decision notice issued | Decision: refuse permission

Development Description: PROTECTED STRUCTURE: The development will consist of the installation of electric sliding gates to existing vehicular entrance to the development from Mount Tallant Avenue and all associated alterations, site, landscaping and ancillary works.

## **DETAILS FOR NEAREST ENTRY 9: PLANNING APPLICATION NUMBER 3218/19**

Planning Authority: Dublin City Council | Development Address: Site to the rear of 1A, Winton Avenue, Rathgar, Dublin  
6

Received Date: 2019-06-10 | Application Status: decision notice issued | Decision: refuse permission

Development Description: Permission is being sought for a development on the site to the rear of 1A Winton Avenue, Rathgar, Dublin 6. The proposal is for the construction of 2 apartments (1 no. 1-bed, 1 no. 2-bed) in a part single storey, part two storey detached structure. Ground floor is 82sqm including secure bicycle storage for 4 no. bicycles, first floor is 70sqm including a 17sqm roof garden. The proposal also consists of a new gate for pedestrian and bicycle access, construction of a new garden wall between the site and the garden of 1A Winton Avenue, and associated site works and landscaping.

## **DETAILS FOR NEAREST ENTRY 10: PLANNING APPLICATION NUMBER 3574/20**

Planning Authority: Dublin City Council | Development Address: 261, Harolds Cross Road, Dublin 6W, D6W K099

Received Date: 2020-10-16 | Application Status: decision notice issued | Decision: refuse permission

Development Description: PERMISSION & RETENTION: Planning Permission for retention of the following works: the first-floor entrance to the side & front; lowering of the cill height of 3 x no. rear-facing windows into French windows; and permission for the following works; 3 x roof dormers, 2 x to the front, 1 x to the side, a metal stairs to the side, a side facing French window with full height timber screen and a 1m high 6.5sqm water tank enclosure on the rear flat roof.