

An  
Coimisiún  
Pleanála

**Direction**  
**CD-020361-25**  
**ABP-322163-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 29/07/2025.

The Commission decided to make a split decision, to

GRANT permission for retention of

- the increased area of single-storey rear extension by nine square metres (increase in length of 2.2 metres, decrease in width of 0.5 metre) and
- the increase in width of door to garage on front elevation

subject to the conditions set out in the parent planning permission in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below.

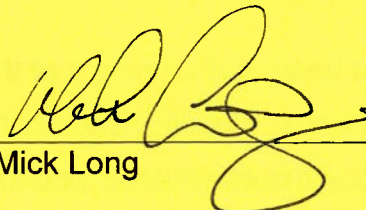
REFUSE permission for retention of

- the flat roof instead of pitched roof to the front extension along with alterations to the central front window and
- alterations to the front boundary wall, fencing and pillars of the proposal

based on the reasons and considerations marked (2) set out below.

**Planning**

**Commissioner:**

  
Mick Long

**Date:** 29/07/2025

## **DRAFT WORDING FOR ORDER**

### **1. Reasons and Considerations**

Having regard to the Objective A zoning of the site and policies and objectives as set out in the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and the pattern of development in the area, it is considered that the retention of all other works consisting of

- increase of single-storey extension by nine square metres
- increase in width of door to garage on front elevation

would not seriously injure the character or residential amenities, would accord with the provisions of the development plan and would, therefore be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

This element of the development shall be retained and completed in strict accordance with the terms and conditions of planning register reference number D21A/0220. This permission shall expire at the same time as planning register reference number D21A/0220.

**Reason:** In the interests of proper planning and sustainable development.

### **2. Reasons and Considerations**

Having regard to policies and objectives as set out in the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and the Objective A zoning of the site, it is considered that

- the flat roof and amended head and sill height of the window to be retained would be incongruous, visually discordant and result in a negative visual impact upon the established pattern of development on the streetscape. The Commission noted the drawings submitted did not



accurately depict the development to be retained. The Commission considered the development to be retained would set an undesirable precedent for similar type of development in the area and would fail to accord with section 12.3.7.1 Extensions to Dwellings of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

In not accepting the Inspector's recommendation to grant retention for the flat roof and alterations to the central window the Commission was not satisfied that the design and scale of the window and the flat roof finish to the extension represented an acceptable break in the building line in terms of visual amenity and would not have a harmful impact on the on the residential character of the street.

- having regard to the boundary fencing and pillars, that the cumulative height of the roadside boundary treatment would, if retained, result in a negative visual impact upon the immediate streetscape and the public realm and would be visually discordant with the established boundary treatments and front gardens in the vicinity of the site. It is considered that this would set an undesirable precedent for similar type of development in the area and would fail to accord with section 12.8.7.2 Boundaries and 12.4.8.2 Visual and Physical Impacts of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.