

An  
Coimisiún  
Pleanála

**Direction**  
**CD-020789-25**  
**ABP-322715-25**

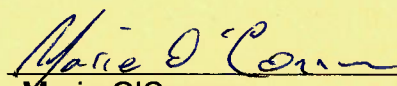
The submissions on this file and the Inspector's report were considered at a meeting held on 24/09/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Planning**

**Commissioner:**

**Date:** 24/09/2025

  
Marie O'Connor

#### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the protected structure status of the building, it is considered that, by reason of the level of intervention on the roofscape of the dwellinghouse, the proposed development would have a detrimental and irreversible impact on the essential qualities of the structure and would materially affect its character.

Furthermore, the proposed development would represent the unilateral alteration of one of a pair of semi-detached protected structures, which would be visible from the public realm, and would materially alter the composition of the pair of protected structures. The proposed development would adversely affect the character and setting of the protected structure, would seriously injure the visual amenities of the area, would be contrary to Policy Objective HER 8 of the Dun Laoghaire-Rathdown

County Development Plan 2022-2028 and section 9 of The Architectural Heritage Protection Guidelines for Planning Authorities (2011), and would, therefore, be contrary to the proper planning and sustainable development of the area.