



An
Coimisiún
Pleanála

Direction
CD-021513-25
ACP-323726-25

The submissions on this file and the Inspector's report were considered at a meeting held on 05/12/2025.

The Commission decided to refuse permission for the following reasons and considerations.

Planning

Commissioner:

Date: 08/12/2025


Stephen Bohan

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature, scale and design of the proposed first floor side extension and two-storey rear extension, which extend to the northern boundary of the site thereby removing the established separation distance between the side elevation of the dwelling and the boundary, the Commission considers that the development would result in a terracing effect materially injurious to the established character and visual amenity of Linden Grove. This would conflict with Section 12.3.7.1(iii) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028,

which requires first floor side extensions to protect amenities, integrate into the streetscape and avoid a 'terracing' effect, and would not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission subject to conditions, the Commission considers that the modifications required by the Inspector's Condition No. 2 – namely, that the first-floor side extension and two-storey rear extension shall not extend beyond the existing side (northern) elevation of the dwelling – represent such a fundamental departure from the development as applied for that it would amount to a material alteration of the proposal. The Commission is not satisfied that permission could be appropriately granted subject to conditions in these circumstances.