

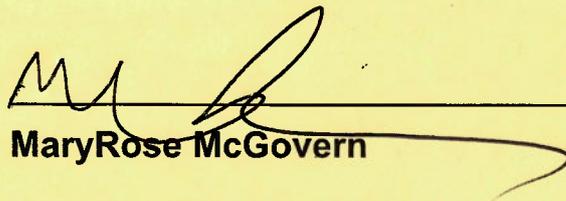
An
Coimisiún
Pleanála

Commission Direction
CD-000130
PL-500123-DR

The submissions on this file and the Inspector's report were considered at a meeting held on 18 February 2026.

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

Planning Commissioner:



MaryRose McGovern

Date:

18th day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the residential zoning objective of the subject site under the Dún Laoghaire-Rathdown County Development Plan 2022- 2028, the pattern of development in the area, the scale, mass, form, design and orientation of the proposed development, and its proximity to, length along, and degree of set back

from mutual boundaries, and having regard to development standard 12.3.7.1 (ii) of the Development Plan (Extensions to the Rear) it is considered that the proposed development on this constrained site, would be overbearing on the appellants' neighbouring property, would create a sense of enclosure, and would negatively impact on the visual and residential amenities of adjacent properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission noted the Inspector's comment that the subject property is located in a terrace of dwellings which are configured on an east-west alignment, and that the proposed development would result in an increase in shadows across the rear garden of the subject property, and also across the rear gardens of neighbouring properties. The Commission agreed with the Inspector that the proposed development at first floor level, which would abut the mutual boundary with the Appellants' property to the west would, by its bulk and mass, result in adverse visual impacts. The Commission did not however share the opinion of the Inspector that a reduction of one metre in the depth of the proposed extension, would adequately mitigate against the negative overbearing impacts of the proposed development on the properties adjacent to the subject site. The Commission also considered that in the context of the proposed extension providing for an additional bedroom at first floor level, the area of private open space to the rear of the subject site, was a concern.