



An
Coimisiún
Pleanála

Commission Direction
CD-000217
PL-500411-DR-25

The submissions on this file and the Inspector's report were considered at a meeting held on 04 March 2026.

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

Planning Commissioner:

Patricia Calleary

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Date:

4th day of March 2026

DRAFT WORDING FOR ORDER

The Commission considered that the proposed development does not comply with Section 12.3.7.1 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. In particular, the design, by reason of its excessive bulk and positioning of the two storey element partly across the front elevation of the existing dwelling on site, would disrupt the architectural character of the existing dwelling and would fail to respect the established character and rhythm of the wider streetscape at this location in Annville Park. Furthermore, the proposed

side extension, positioned directly on the site boundary adjoining the public realm, would result in an unduly overbearing form of development, out of keeping with the prevailing development pattern in the area. Overall, the scale, massing and siting of the proposed development would set an undesirable precedent for similar visually dominant extensions, contrary to development plan provisions and contrary to the proper planning and sustainable development of the area.

In disagreeing with the inspector's recommendation to grant permission, the Commission agreed that the principle of extending the dwelling house is acceptable at this location and the Commission also found that a modern contemporary extension would be appropriate. However, it did not agree that the design as submitted, or as amended at appeal stage, subject to further changes by condition would be acceptable. The Commission considered that the proposal, by reason of its scale, massing and design approach, would be overbearing and would not integrate satisfactorily with the existing house or the character of the area. While noting the changes proposed by the first party at appeal stage and the conditions attached to the inspector's recommendation, the Commission considered that any such alterations would require assessment by way of revised architectural drawings including all plans and elevations as relevant.