

The submissions on this file and the Inspector's report were considered at a meeting held on 14 May 2026.

The Commission decided by a majority of 2:1 to refuse permission generally in accordance with the recommendation of the inspector for the following reasons and considerations.

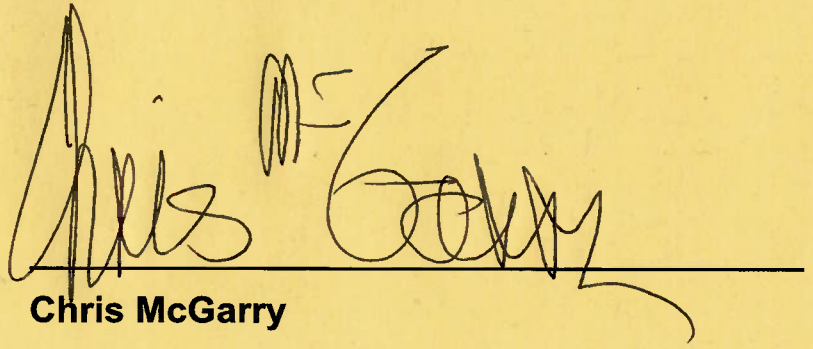
Reasons and Considerations

Having regard to the nature and scale of the proposed development, to the slope within the rear garden area at the subject site and to the drawing detail submitted with the application which is not considered to be sufficiently clear on the precise final ground levels (as altered) within the rear garden area upon which the extension will be positioned, it is considered that the proposed development, by reason of the length and height of the flat roofed extension to the rear of the dwelling and as shown in the application documentation, would seriously injure the residential amenity of adjoining properties due to massing and overbearance. In the context of the application documentation as submitted, the proposed development would not protect existing residential amenities, contrary to the A zoning objective, policy objective PHP35 and Section 12.3.7.1 (ii) Extensions to the Rear of Dwellings of the Dún Laoghaire-Rathdown County Council County

Development Plan, 2022-2028, and would therefore be contrary to the proper planning and sustainable development of the area.

note: The Commission considered that the subject site was capable of accommodating an extension of some form and scale to the existing dwelling and which may entail ground floor and first floor elements. However any such proposal would require clear, unambiguous drawings and associated design detail, to enable a proper determination of impact on the subject site and on adjoining properties. The Commission also considered that discrepancies in the submitted documentation and associated uncertainty, specifically as regards the final base level of the current sloping garden area upon which the extension would be sited, arose in the application and that these issues could not be resolved by condition. Furthermore the Commission concluded that more detailed drawing presentation of the relationship of any proposed extension at the subject site with the existing dwellings on either side would be necessary and should form part of the documentation submitted with any subsequent separate consent process.

Planning Commissioner:



Chris McGarry

Date:

14th day of May 2026

DRAFT WORDING FOR ORDER