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The submissions on this file and the Inspector's report were considered at a meeting held on 13 May 2026.

The Commission decided to grant permission subject to the reasons, considerations and conditions set out below.

### **Reasons and Considerations**

Having regard to the residential zoning of the site, to the relevant provisions of the Dun Laoghaire Rathdown County Development Plan 2022-2028, to the modest nature, scale and form of the development proposed and to the pattern of residential development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development, would not seriously injure the residential and visual amenities of the area, would not adversely affect the amenities of property in the vicinity by reason of overlooking, overbearance, overshadowing or by the nature of design, would constitute an appropriate form of extension to an established dwelling in an area containing a range of house and design styles, would accord with the totality of relevant development plan policy with regard to extensions and alterations at roof/attic level to established dwellings, and would be acceptable in terms of pedestrian and traffic safety.

The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the recommendation of the inspector, the Commission considered the totality of the documentation on file, including the third-party appeal and the assessment of the proposed development by the planning authority. The Commission noted that the two core expressed concerns of the inspector related to the alteration of the roof from hipped profile to an A framed profile and separation distance to the adjoining property with a consequent argued impact by reason of overshadowing. On these points, the Commission noted and concurred with the conclusions of the planning authority on each element of the proposed extension/alteration to the established dwelling, including; that having regard to the location, overall form and massing, it is considered that the side extension would not unduly impact on the amenities of neighbouring properties in terms of overlooking, overshadowing or overbearing appearance; and that having regard to roof alterations (hipped roof to gable ended pitched roof) that it is not considered that the proposed alteration would result in any significant adverse visual impact on the existing streetscape.

On the issue of argued overshadowing as a result of the proposed A frame roof profile, the Commission noted and acknowledged the commentary of the inspector that *'in making this consideration I have regard to and note the landing window [of the adjoining property] does not serve a habitable room within the third party property and whilst this may negate my position, it nevertheless would reduce natural light in circulation space that is of sufficient concern to find the proposed development unacceptable to residential amenity.'* The Commission disagreed that such a modest change to roof profile with an acknowledged change (albeit modest) in massing close to a single window serving a landing area within a dwelling, would constitute a material adverse impact on the adjoining property. In

this regard the Commission determined that a refusal of permission would not be warranted by reference to the arguments recommended by the inspector.

## Conditions

STANDARD CONDITION NO. 1

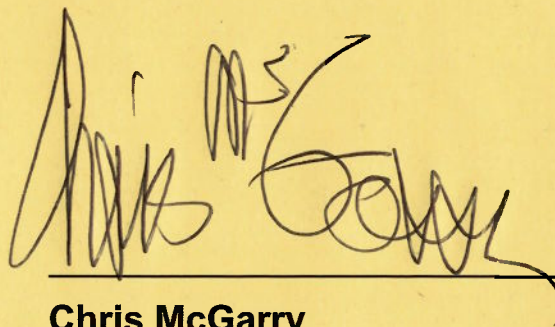
PA CONDITION NO. 3

PA CONDITION NO. 4

STANDARD SURFACE WATER CONDITION

STANDARD SECTION 48 CONDITION

**Planning Commissioner:**



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**Chris McGarry**

**Date:**

**14<sup>th</sup> day of May 2026**