

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

The Commission decided to refuse permission generally in accordance with the recommendation of the inspector and for the following reasons and considerations.

Reasons and Considerations


1.

It is considered that the proposed increase in wall height and roof height would seriously injure the amenities of the adjoining property Belleview (West Wing) due to its proximity to an existing first floor window on the rear elevation of Belleview (West Wing) and resulting impacts of overshadowing and overbearance which is contrary to the criteria set out in Section 12.3.7.1 Extensions to Dwellings of the Dun Laoghaire-Rathdown County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. On the basis of the information submitted with the application and appeal, the Commission cannot be satisfied that the proposal, by virtue of its close proximity to the adjoining property Belleview (West Wing) which is a Protected Structure (RPS 109), would not have the potential to negatively impact upon the character

and special interest of this Protected Structure, which would be contrary to Section 12.11.2.3 and Policy Objective HER8 of the Development Plan which seek to protect the character and special interest of Protected Structures against any works that would negatively impact their distinctive character and appearance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Planning Commissioner:



Chris McGarry

Date:

14th day of May 2026