

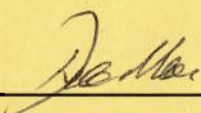
An
Coimisiún
Pleanála

Commission Direction
CD-000874
PL-501043-DR-26

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

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning Commissioner:



Declan Moore

Date:

14th day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The proposed amendments to permission granted for a third-floor bedroom extension consisting of a side window previously omitted by condition and an opaque glass with metal frame louvre screen, would give rise to adverse visual impacts, detract from the character of the area and set an undesirable precedent for similar type development. It would be contrary to Policy Objective PHP42 Building Design and Height and Section 12.3.7.1 Extensions to Dwellings of the Dún Laoghaire-Rathdown County Development Plan. Additionally, the opaque glass and metal louvred frame would, by reason of its design, scale, prominent elevated location, degree of setback from the side boundary and limited screening proposed, cause significant overlooking impacts which would seriously injure amenities. It would be contrary to Section 12.3.7.1 of the said Development Plan and SPPR 1 of the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.