



An
Coimisiún
Pleanála

Commission Direction
CD-001190
PL-501580-DR-26

The submissions on this file and the Inspector's report were considered at a meeting held on 31 August 2026.

The Commission decided by majority (2:1) to refuse permission for the following reasons and considerations.

Planning Commissioner:

Declan Moore

Date:

1st day of September 2026

Reasons and Considerations

Having regard to the extent of works conducted on what was a vernacular cottage, including changes to its plan width, replacement of the roof, removal of the front wall and chimneys, the reduction in finished floor levels, altered window positioning as viewed on the new façade treatments and internal wall changes, it is considered that the extent of modifications carried out (and proposed) to the existing cottage would result in a building that no longer contributed to the character and appearance of the area and would therefore not therefore accord with Policy Objective HER20 of the Dun Laoghaire Rathdown County Development Plan 2022-2028, which refers to Buildings of Vernacular and Heritage Interest, and also encourages the retention and/or reinstatement of original fabric of historic building stock such as windows, doors, roof coverings.

Section 12.3.10.5 of the Development Plan refers to extensions in rural locations, it sets out that extensions of reasonable size may be acceptable subject to the extension respecting the character, scale and proportions of the existing dwelling. The Commission is not satisfied that the extension respects what was the vernacular dwelling, in accordance with this provision. The development proposed for retention and the proposed development would not respect the character and visual amenities of the area, and would not therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to agree with the Inspectors' recommendation to grant permission, the Commission was not satisfied that the cottage as it currently presents is of a vernacular character given the extent of works conducted and/or proposed, and that therefore Policy Objective HER20 could not be met, similarly, the extension could not respect the vernacular dwelling as it is no longer extant.