

An  
Bord  
Pleanála

Board Order  
ABP-319465-24

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## Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0028

**APPEAL** by Susannagh Grogan care of McCauley Daye O'Connell Architects Limited of 11 Merrion Square, Dublin against the decision made on the 11<sup>th</sup> day of March, 2024 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Brian and Clodagh Kevans care of Extend Architects of 14 Castle Street, Dalkey, County Dublin for the proposed development.

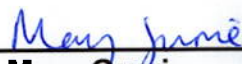
**Proposed Development:** Permission is sought for single storey flat roof extension to the rear containing stair and single storey flat roof extension at roof level with a screened terrace at new second floor level to the front. Elevational changes to the existing two-storey split level flat roof dwelling and all associated site works at Talbot House, Talbot Road, Killiney, County Dublin.

## Decision

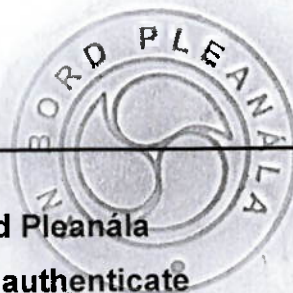
**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## Reasons and Considerations

Having regard to the policies and objectives of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the 'A' zoning objective of the site which seeks to provide for residential development while protecting existing residential amenities, to SPPR 1 of the Sustainable Residential Development and Compact Settlements: Guidelines for Planning Authorities (2024) which requires a separation distance of at least 16 metres between opposing windows serving habitable rooms above ground floor level, to the design and layout of the proposed second floor extension and to the pattern of development in the immediate vicinity of the site, it is considered that the proposed development would have negative overbearing impacts on the adjoining property to the west, and would result in overlooking of habitable rooms and private amenity space of that adjoining property. It is considered therefore that the proposed development would unduly impact upon adjoining residential amenities, would be contrary to the provisions of Section 12.3.7.1 Extensions to Dwellings in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, would set a poor precedent for future development in the area and would be contrary to the proper planning and sustainable development of the area.

  
Mary Gurrie

Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board



Dated this 24 day of October 2024