



An  
Bord  
Pleanála

Board Order  
ABP-320488-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D24B/0238/WEB**

**APPEAL** by Rory and Maeve Dungan of 3 Wilson Road, Mount Merrion, Blackrock, County Dublin against the decision made on the 8<sup>th</sup> day of July, 2024 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** Alterations to the existing roof to create a new first floor extension to the front and rear of the existing dwelling including a new gable, together with all associated alterations, demolitions, site drainage, landscaping and ancillary works at 3 Wilson Road, Mount Merrion, Blackrock, County Dublin.

**Decision**

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

## Reasons and Considerations

The proposed development, by reason of its design, scale and visual appearance, would be out of character with the existing property and existing residential properties in the vicinity, would conflict with section 12.3.7.1 (Extensions to Dwellings) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, which requires that all new domestic extensions and alterations at roof and attic level harmonise with the existing structure, adjacent structures and have regard to the impact of the proposal on existing streetscapes. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Liam McGree**

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

**Dated this 01 day of December 2024.**