

An
Bord
Pleanála

Board Order ABP-321841-25

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

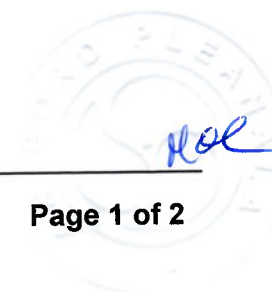
Planning Register Reference Number: D24B/0489/WEB

Appeal by Anita Killian care of Rooney Associates Architects of 20 Clyde Road, Ballsbridge, Dublin against the decision made on the 13th day of January, 2025 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Fionnuala and Pat McSherry care of Goodwin and Lee Architects of 34 Hillcourt Road, Glenageary, County Dublin.

Proposed Development: Demolition of the rear extension (approximately 13 square metres) and shed, the construction of a ground floor single storey flat roof extension to rear (approximately 29 square metres) and the construction of a first-floor extension (approximately 38 square metres). The development will also include alterations to internal layouts, increasing height of existing chimney, additional window opens, proposed rooflights and all associated site works, all at 5 Stradbroke Cottages, Stradbroke Road, Blackrock, County Dublin.

Decision

REFUSE permission for the above proposed development based on the reasons and considerations set out below.



Reasons and Considerations

Having regard to Section 12.3.7.1 (Extensions to Dwellings) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, it is considered that, by reason of its height above the ridge height of the front pitched roof and the proposed extension of the existing chimney, the proposed two-storey flat roof rear extension would not harmonise with the rest of the structure, adjacent structures or its position on the streetscape, would impact on the existing character and form of the adjacent properties and streetscape, and would set an undesirable precedent. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that, although the ridge height of the terrace is not uniform, introducing a flat roof extension to the rear which extended above the front pitched roof and increasing the chimney height would impact on the existing streetscape and would set an undesirable precedent.



Marie O'Connor

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 04 day of June 2025.