

An
Coimisiún
Pleanála

Commission Order
ABP-322715-25

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0211

APPEAL by Nicola Mitchell care of Molloy and Associates of Marlay, Proby Square, Blackrock, County Dublin against the decision made on the 9th day of May, 2025 by Dun Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Modification of an existing Velux rooflight on the northern roof pitch, into a dormer roof window, together with localised making good works, all at Gortnadrew, 9 Alma Road, Monkstown, Blackrock, County Dublin (a Protected Structure). These works are an amendment to the previously approved application planning register reference number D24/0316.



Decision

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

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Reasons and Considerations

Having regard to the Protected Structure status of the building, it is considered that, by reason of the level of intervention on the roofscape of the dwellinghouse, the proposed development would have a detrimental and irreversible impact on the essential qualities of the structure and would materially affect its character. Furthermore, the proposed development would represent the unilateral alteration of one of a pair of semi-detached Protected Structures, which would be visible from the public realm, and would materially alter the composition of the pair of Protected Structures. The proposed development would adversely affect the character and setting of the Protected Structure, would seriously injure the visual amenities of the area, would be contrary to Policy Objective HER 8 of the Dun Laoghaire-Rathdown County Development Plan 2022-2028 and section 9 of the Architectural Heritage Protection Guidelines for Planning Authorities (2011), and would, therefore, be contrary to the proper planning and sustainable development of the area.

Marie O'Connor

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 25 day of September 2025.