

An
Coimisiún
Pleanála

Commission Order
ACP-322891-25

Planning and Development Act 2000, as amended

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0305/WEB

Appeal by Caroline Moloney care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 4th day of June, 2025 by Dun Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Change of roof profile atop existing side extension at first floor level (granted under planning register reference number D16A/0156) from flat roof to hipped roof and extension of the building southwards at this location by 30 square metres, the removal of one number existing window and providing for one number circular window to eastern elevation, the replacement of two number existing windows to the north and south, and the provisions of painted timber windows to the north, south, and east elevation of the new bedroom and its en-suite, provision of a 43.3-square-metre single storey garden room along the western boundary of the rear garden and all ancillary landscaping, Sustainable Drainage Systems (SuDS) drainage, and site works necessary to facilitate development. The proposed works will result in the existing four-bedroom house now comprising five bedrooms and the provision of a rear garden room to 'The Priory',

Monkstown Road, Monkstown, Blackrock, County Dublin (a protected structure).

Decision

GRANT permission for the above proposed development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the design, layout and scale of the alternative design option, as received by An Coimisiún Pleanála on the 27th day of June, 2025, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the character and integrity of the protected structure, the character of the Monkstown Architectural Conservation Area, or the adjoining residential amenity of property in the vicinity, and would be supported by the relevant provisions of the Dun Laoghaire-Rathdown County Development Plan 2022-2028. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Coimisiún Pleanála on the 27th day of June, 2025, specifically drawing numbers 2024-28-ACP-100, 2024-28-ACP-101, 2024-28-ACP-102, and 2024-28-ACP-105, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of planning register reference numbers D16A/0156 and D15A/0710, unless the conditions set out hereunder specify otherwise.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permissions.

3. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

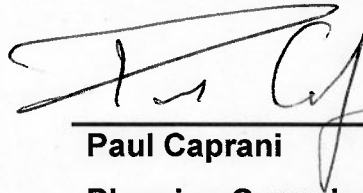
Reason: In the interest of visual amenity and to ensure an appropriate standard of development.

4. The existing dwelling and the proposed extension shall be jointly occupied as a single residential unit and the proposed extension shall not be used, sold, let or otherwise transferred or conveyed save as part of the overall dwelling.

Reason: To restrict the use of the proposed extension in the interest of residential amenity.

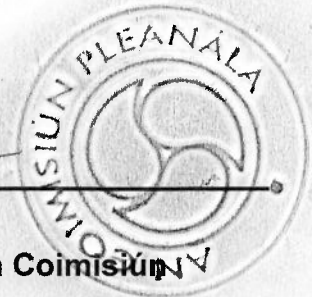
5. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interest of sustainable drainage.



Paul Caprani

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



Dated this 15th day of October 2025.