

An
Coimisiún
Pleanála

Commission Order
ACP-322898-25

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25B/0199/WEB

APPEAL by Roisin McEvoy care of Holly Park Studio Architects of Holly Park Studio, Newtownpark Avenue, Blackrock, County Dublin and by Proinnsias Ó Duinn of 28 Wilson Road, Mount Merrion, Blackrock, County Dublin against the decision made on the 5th day of June, 2025 by Dun Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to Sen Heng of 26 Wilson Road, Mount Merrion, Blackrock, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a single storey extension to the rear and side. Conversion of attic space to office/storage. Modification of the existing roof to Mansard type roof with front and rear dormer. Front porch extension. Construct three rooflights to the proposed Mansard roof and one rooflight to the proposed rear flat roof. All associated site works, all at 26 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.

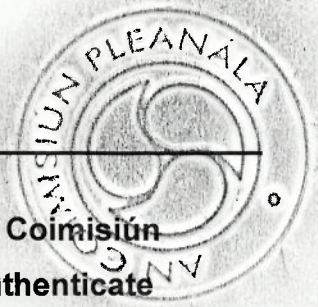
Reasons and Considerations

Having regard to the nature and scale of the proposed development in an area subject to land zoning Objective A which aims 'to provide residential development and improve residential amenity while protecting existing residential amenities' it is considered that the proposed development, by reason of the fenestration arrangements along the eastern and western elevations, and the separation distances to adjoining properties, would seriously injure the residential amenity of adjoining properties due to overlooking, and in addition would result in poor levels of daylight and sunlight in the internal rooms on the ground floor resulting in a poor standard of residential amenity for existing and future residents of the dwelling. The proposed development would thus not protect existing residential amenities contrary to zoning objective A, and 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 Commission considered that, having regard to the close proximity of the proposed windows along the eastern and western elevation to the site boundary walls, the proposed development would result in a poor standard of daylight and sunlight in the internal rooms on the ground floor resulting in a poor standard of residential amenity for existing and future residents. The Commission further considered that the provision of opaque windows to mitigate overlooking of the adjoining properties, as recommended by both the planning authority and the Inspector, would further diminish the residential amenity of the internal rooms. The Commission considered that the proposed development would, therefore, contravene the residential zoning objective, contrary to the proper planning and sustainable development of the area.

Mary Gurrie
Mary Gurrie

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



Dated this 17 day of October 2025.