

An
Coimisiún
Pleanála

Commission Order
ACP-323112-25

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0375/WEB

Appeal by Justine Urell care of McCauley Daye O'Connell Architects of 11 Merrion Square North, Dublin against the decision made on the 30th day of June 2025 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: The refurbishment and extension of the second-floor accommodation to the existing house, new roof profile, balcony, internal staircase reconfiguration and associated works at Lismellow, Killiney Hill Road, Killiney, County Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities, 2011, section 11.4.2.1 Policy Objective HER13: Architectural Conservation Areas; section 11.4.2.2 Policy Objective HER14: Demolition within an ACA; section 11.4.3.3 Policy Objective HER21: Nineteenth and Twentieth Century Buildings, Estates and Features, section 12.3.7.1 (iv) relating to alterations at roof/attic level; and to section 12.11.4 New Development within an ACA of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development would be appropriate in terms of design, scale, height, massing and materials, would not negatively impact the character or visual amenities of the Killiney Architectural Conservation Area, and would, therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 11th day of May 2025, 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Prior to the commencement of development, the developer shall submit revised drawings to the planning authority, including:

- (a) omitting the proposed wraparound glazed balcony and balustrade on the south and east elevations of the roof plane,
- (b) retaining the existing fenestration on the eastern and southern elevation of the roof plane.

Reason: In the interest of visual amenities and the protection of architectural heritage.

- 3. Prior to the commencement of development, the developer shall submit, for the written agreement of the planning authority, a specification and method statement, covering all works to be carried out, to ensure the development is carried out in accordance with good conservation practice.

Reason: In the interest of the protection of architectural heritage.

- 4. The finish of new work shall be consistent with the details submitted with the application, unless otherwise agreed in writing with the planning authority.

Reason: In the interests of proper planning and visual amenity.

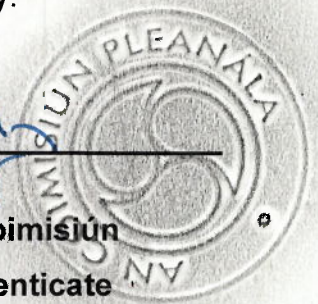
Eamonn James Kelly

Eamonn James Kelly

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this *7th* day of *November*, 2025.