



An
Coimisiún
Pleanála

Commission Order
ACP-323133-25

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25B/0257/WEB

Appeal by Edward and Síne Dunne of 37 Ulverton Road, Dalkey, County Dublin against the decision made on the 3rd day of July 2025, by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to Mary Basquille care of AKM Design Group of 14 Riverwalk, Citywest, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission is sought to replace three number existing velux rooflights with a dormer roof extension with three windows, minor alterations to internal layout of dwelling, new water closet at first floor and four number solar panels to the rear roof and associated works at Portelet, 2 Ulverton Close, Dalkey, County Dublin.

Decision

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

Reasons and Considerations

Having regard to the established use of the site for residential purposes, and its location outside the boundaries of the Dalkey Architectural Conservation Area, it is considered that subject to compliance with the conditions set out below, the proposed development would not impact negatively on the visual or residential amenities of the area, would not impact on the character or setting of the Architectural Conservation Area and would be in accordance with Policy Objective HER 13 (Architectural Conservation Areas) of the Dún 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 development shall be carried out in accordance with the plans and particulars lodged with the application 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 and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of the external finishes of the development to include details of materials, texture and colour shall be submitted to, and agreed in writing with, the planning authority prior to commencement of the development.

Reason: In the interest of visual amenity.

3. The proposed bathroom window (W01) shall be permanently fitted and maintained in obscure glass.

Reason: To protect the amenity of adjoining properties.

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays including, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

Patricia Callear

Patricia Callear

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 22 day of October 2025.