



An  
Coimisiún  
Pleanála

Commission Order

ACP-323726-25

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**Planning and Development Act 2000, as amended**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D25B/0394/WEB**

**Appeal** by Claire and Mark O'Regan care of Hendrick W van der Kamp of 1 Woodstown Court, Knocklyon, Dublin against the decision made on the 29<sup>th</sup> day of August, 2025 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Sarah Jane O'Shea care of Colgan O'Reilly Architects of 93a Sandymount Road, Sandymount, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** The development will consist of the demolition of rear single storey extensions, sun room and shower block, covered side passage extension, partial demolition to the existing side flank elements of the existing house including the front ground floor room, first floor bedroom, partial demolition of the rear wall of the house, partial demolitions and alterations to front lean to single storey extension, stripping of the side hips and rear slope of the existing pitched roofs, demolition of the chimney stack. Permission for front single storey extension, two storey side extension to the house including undercroft side passage including parapet wall detail, two storey rear

extension, single storey rear extension, increase in height of the rear boundary wall, elevational alterations and associated works to complete the elements of the proposed development at 30, Linden Grove, Blackrock, 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, scale and design of the proposed first floor side extension and two-storey rear extension, which extend to the northern boundary of the site thereby removing the established separation distance between the side elevation of the dwelling and the boundary, the Commission considers that the development would result in a terracing effect which would materially injure the established character and visual amenity of Linden Grove. This would conflict with Section 12.3.7.1(iii) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, which requires first floor side extensions to protect amenities, integrate into the streetscape and avoid a 'terracing' effect, 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 subject to conditions, the Commission considers that the modifications required by the Inspector's Condition Number 2 – namely, that the first-floor side extension and two-storey rear extension shall not extend beyond the existing side (northern) elevation of the dwelling – represent such a fundamental departure from the development as applied for that it would amount to a material alteration of the proposal. The Commission is not satisfied that permission could be appropriately granted, subject to conditions, in these circumstances.

Eamonn James Kelly

Eamonn James Kelly

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this 2<sup>nd</sup> day of January, 2026

