

An  
Coimisiún  
Pleanála

Commission Order  
PL-500022-DR

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

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

**Planning Register Reference Number: D25A/0580**

**Appeal** by Amelia Jones against the decision made on the 10<sup>th</sup> day of September 2025, by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to Duncan and Kathy Osborne in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** (1) Installation of Photo Voltaic (PV) panels to front of main roof (2) installation of sliding gate to vehicular access to east boundary and (3) increase in height from 1.4 metres to 1.8 metres of later railings to the east boundary of the front garden all at 21 Summerhill Road, Dún Laoghaire, Dublin which is a Protected Structure.

## **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 Objective A zoning objective for the site, within the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the design, layout and scale of the proposed development and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure residential or visual amenities, established character or appearance of the area. 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 and completed 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

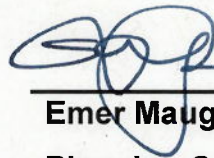
**Reason:** In the interest of clarity.

2. The proposed photovoltaic (PV) panels to the front pitch of the main roof shall be omitted from the development.

**Reason:** In order to safeguard the piecemeal architectural or historical interest of the building, and in the interests of residential amenity.

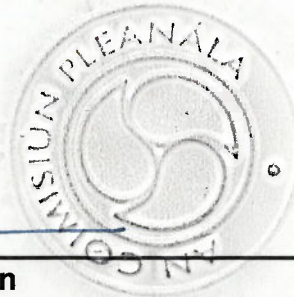
3. Prior to commencement of development, the applicant shall submit revised drawings and specifications for the written agreement of the Conservation Division of the planning authority, showing the following:
- (a) Revised design of the proposed sliding vehicular gate, ensuring it is either in keeping with the historic railings or reflects a contemporary solution that does not detract from the character of the Protected Structure.
  - (b) Final design details, including height and materials, of the relocated bin store and bicycle rack within the front garden.

**Reason:** In order to safeguard the special architectural or historical interest of the building, and in the interests of residential amenity.



**Emer Maughan**

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



Dated this <sup>30<sup>th</sup></sup> day of January 2026