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

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

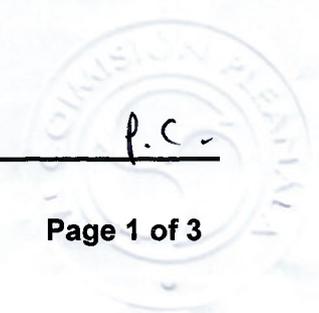
**Planning Register Reference Number: D25A/0724/WEB**

**APPEAL** by Daniel Sessions and Orla McBreen against the decision made on the 10<sup>th</sup> day of November 2025 by Dún Laoghaire Rathdown County Council to refuse permission for the proposed development.

**Proposed Development:** Permission is sought for two-storey front extension, extension to the side over existing converted garage, which will wrap around the back on both levels to connect with existing sunroom, new roof over existing sunroom, new Velux windows to front side and rear of the existing roof, widening existing vehicular access gate, moving existing side access further down the rear of the garden, some internal alterations and associated site works at 24 Annville Park, Dundrum, Dublin.

## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**



## Reasons and Considerations

The Commission considered that the proposed development does not comply with Section 12.3.7.1 (Extensions to Dwellings) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. In particular, the design, by reason of its excessive bulk and positioning of the two-storey element partly across the front elevation of the existing dwelling on site, would disrupt the architectural character of the existing dwelling and would fail to respect the established character and rhythm of the wider streetscape at this location in Annville Park. Furthermore, the proposed side extension, positioned directly on the site boundary adjoining the public realm, would result in an unduly overbearing form of development, out of keeping with the prevailing development pattern in the area. Overall, the scale, massing and siting of the proposed development would set an undesirable precedent for similar visually dominant extensions, contrary to development plan provisions and contrary to the proper planning and sustainable development of the area.

In disagreeing with the Inspector's recommendation to grant permission, the Commission agreed that the principle of extending the dwelling house is acceptable at this location and the Commission also found that a modern contemporary extension would be appropriate. However, it did not agree that the design as submitted, or as amended at appeal stage, subject to further changes by condition would be acceptable. The Commission considered that the proposal, by reason of its scale, massing and design approach, would be overbearing and would not integrate satisfactorily with the existing house or the character of the area. While noting the changes proposed by the first party at appeal stage and the conditions attached to the Inspector's recommendation, the Commission considered that any such alterations would require assessment by way of revised architectural drawings including all plans and elevations as relevant.

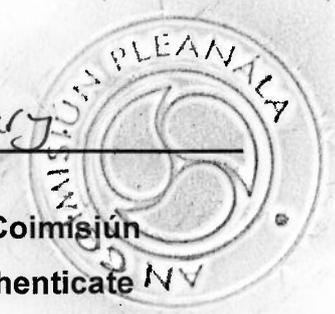
*Patricia Calleary*

**Patricia Calleary**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**



Dated this *06* day of *March* 2026