

Planning and Development Acts 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0807/WEB

Appeal by Proinsias O'Duinn and Roisin McEvoy against the decision made on the 16th day of December 2025 by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to Sen Heng in accordance with the plans and particulars lodged with the said Council.

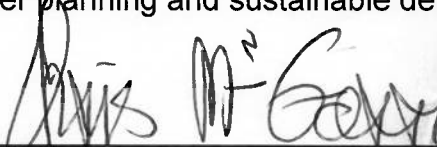
Proposed Development: Demolition of the existing garage. Construction of a single storey extension to the rear and side. Conversion of the existing attic space. Modification of the existing roof to Mansard roof with front and rear dormer. Front porch extension. Construction of rooflights to the mansard roof and rear flat roof. Widening the entrance to 3.5 metres, all associated site works at 26 Wilson Road, Mount Merrion, Blackrock, County Dublin.

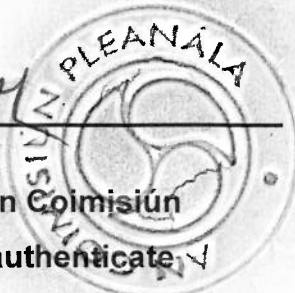
Decision

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 and scale of the proposed development, to the slope within the rear garden area at the subject site and to the drawing detail submitted with the application which is not considered to be sufficiently clear on the precise final ground levels (as altered) within the rear garden area upon which the extension will be positioned, it is considered that the proposed development, by reason of the length and height of the flat roofed extension to the rear of the dwelling and as shown in the application documentation, would seriously injure the residential amenity of adjoining properties due to massing and overbearance. In the context of the application documentation as submitted, the proposed development would not protect existing residential amenities, contrary to the A zoning objective, policy objective PHP35 and Section 12.3.7.1 (ii) Extensions to the Rear of Dwellings of the Dún Laoghaire-Rathdown County Council County Development Plan, 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.


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



Dated this 13th day of May 2026