

Planning and Development Act 2000, as amended

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D25B/0631/WEB

Appeal by Ciaran and Gillian Gleeson against the decision made on the 13th day of January, 2026 by Dun Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Attic conversion, to include a pitched slate roof and with internal alterations, to the existing dwelling and all associated site works, all at The Croft, Cross Avenue, Booterstown, County Dublin.

Decision

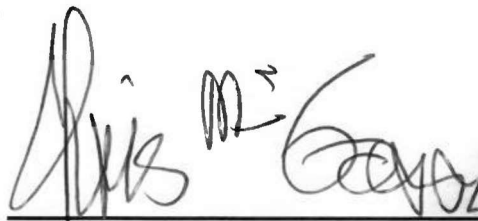
REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. It is considered that the proposed increase in wall height and roof height would seriously injure the amenities of the adjoining property Belleview (West Wing) due to its proximity to an existing first floor window on the rear elevation of Belleview (West Wing) and resulting impacts of overshadowing and overbearance which would be contrary to the criteria set out in Section 12.3.7.1 (Extensions to Dwellings) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

A circular official seal of the Planning Authority is partially visible in the bottom right corner, overlaid with a handwritten signature in black ink.

2. On the basis of the information submitted with the planning application and the appeal, the Commission is not satisfied that, by reason of its close proximity to the adjoining property Belleview (West Wing), which is a protected structure (RPS reference number 109), the proposed development would not have the potential to negatively impact upon the character and special interest of the protected structure, which would be contrary to Section 12.11.2.3 (Development within the Grounds of a Protected Structure) and Policy Objective HER8 (Work to Protected Structures) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, which seek to protect the character and special interest of protected structures against any works that would negatively impact on their distinctive character and appearance. The proposed development 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 19th day of May 2026.