

An  
Coimisiún  
Pleanála

Commission Order  
PL-500909-DR-26

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

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

**Planning Register Reference Number: D25B/0680/WEB**

**Appeal** by Conor Byrne against the decision made on the 5<sup>th</sup> day of February, 2026 by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to Eamonn Walsh in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Permission sought to: (1) demolish existing single storey conservatory to north side (behind existing garage); (2) construct two storey brick clad extension to north side (behind existing garage) including upper floor extension to side of existing house; (3) dormer window with zinc cladding to south side roof; (4) associated alterations to first floor rear window and new brick cladding to rear; and (5) associated internal alterations at 32 Redesdale Road, Mount Merrion, County Dublin.

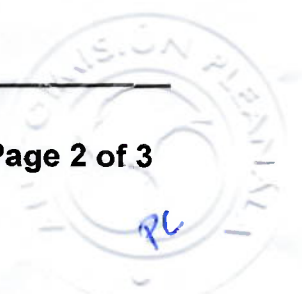
## **Decision**

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

### **Reasons and Considerations (1)**

It is considered that the proposed extension, by reason of its overall mass, scale and design, would adversely impact on the visual amenities and the prevailing architectural character of the area and would set an undesirable precedent for future development along Redesdale Road. The Commission also considered that the overall mass and scale of the proposed extension along the southern boundary of the site would have an overbearing impact and would, therefore, seriously injure the amenities of the adjoining property at number 30 Redesdale Road. The proposed development 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 planning permission, the Commission noted that the inspector attached condition number 2 which sought to omit the substantial portion of the development. The Commission agreed with the inspector that the size and scale of the extension on the southern side of the dwelling would have an overbearing impact on adjoining residential amenity. However, the Commission also considered that the extension on the southern side of the dwelling represented such a substantial part of the proposal including the proposed expansion of living accommodation, that it was inappropriate to (a) omit this element by way of condition and (b) to grant permission for the proposal that



contained a residual element that was subsidiary and constituted the more minor element of the proposed development. Furthermore, the Commission considered that it would be more appropriate that any revised proposal to extend the dwelling should be assessed in its totality, particularly in terms of urban design and visual amenity.



**Paul Caprani**

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



Dated this *22<sup>nd</sup>* day of *June* 2026