



Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D26B/0002/WEB

Appeal by David and Karen Whelan against the decision made on the 24th day of February, 2026 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: The development will consist of permission for amendments to a previously granted planning permission (planning reference number D24B/0158/ACP-320017-24) comprising of the addition of a side window and opaque glass with metal frame louvre screen on the top floor of the proposed third floor bedroom extension at Kilfenora, 3 Killiney Road, Dalkey, County Dublin.

Decision

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

Reasons and Considerations

The proposed amendments to permission granted for a third-floor bedroom extension consisting of a side window previously omitted by condition and an opaque glass with metal frame louvre screen, would give rise to adverse visual impacts, detract from the character of the area and set an undesirable precedent for similar type development. The proposed development would be contrary to Policy Objective PHP42 Building Design and Height and Section 12.3.7.1 Extensions to Dwellings of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. Additionally, the opaque glass and metal louvered frame would, by reason of its design, scale, prominent elevated location, degree of setback from the side boundary and limited screening proposed, cause significant overlooking impacts which would seriously injure amenities. The proposed development would be contrary to Section 12.3.7.1 of the said Development Plan and SPPR 1 – Separation Distances of the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Declan Moore

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

Dated this 16th day of July 2026.