

An  
Coimisiún  
Pleanála

Commission Order  
PL-501226-DR-26

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

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

**Planning Register Reference Number: D26B/0066/WEB**

**Appeal by** James and Mary McQuinn against the decision made on the 31<sup>st</sup> day of March 2026 by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to Miaorui Hu in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** (1) Demolition of existing single storey rear extensions and sheds; (2) Form a new pitched roof at first floor level to side; (3) Forming two new window openings at first floor to side; (4) For new single storey porch extension to front, and new two storey and single storey extension to rear; (5) For a new multi-function family room in rear garden; (6) New flat roof covering to existing single storey playroom to side; (7) Placing two new velux windows in main roof to side; and (8) All associated site works, at 69, Rochestown Avenue, Dun Laoghaire, Dublin.

### **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## Reasons and Considerations

Having regard to the zoning of the site, Land Use Zoning Objective A in the Dun Laoghaire-Rathdown County Development Plan 2022-2028, the relevant objective of which is to provide residential development and improve residential amenity while protecting the existing residential amenities, and to the design and scale of the proposed development, it is considered that, subject to compliance with the conditions below, the proposed development would not seriously injure the general amenity of the area, or the visual or residential amenities of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission for the proposed upper floor rear extension and pitched roof at first floor level to the side, the Commission were satisfied that sufficient information was available in the documentation submitted and agreed with the Inspector that there were no concerns as regards overshadowing or overlooking and were satisfied that the length (3.8 metres), ridge height (7.227 metres) and separation from mutual boundaries of the proposed first floor extension would not result in significant overbearing of adjacent properties and would accord with Policy Objective PHP19 to conserve and improve existing housing stock through supporting improvements and adaptation of homes consistent with NPO 34 of the National Planning Framework and Section 12.3.7.1, Extensions to Dwellings, of the Dún Laoghaire-Rathdown County Development Plan 2022-2028.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The existing dwelling, the proposed extension and detached garden structure shall be occupied as a single residential unit and shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling. The detached garden structure shall not be used to provide residential accommodation for a family member/granny flat and shall not be used for the carrying on of any trade or business.

**Reason:** To restrict the use of the extension in the interest of residential amenity.

3. The glazing to all bathroom and en-suite windows shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

**Reason:** In the interest of residential amenity.

4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

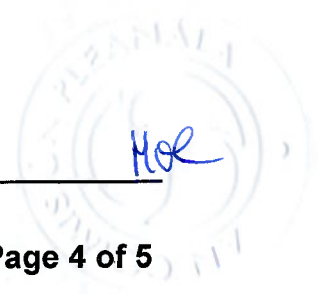
**Reason:** In the interest of public health and surface water management.

5. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Friday inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

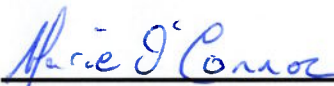
6. Details of the materials, colours and textures of all the external finishes to the proposed development shall indicated on drawings and be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity and to ensure an appropriate high standard of development.



7. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Marie O'Connor

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate  
the seal of the Commission.

Dated this 26<sup>th</sup> day of August 2026