

An
Coimisiún
Pleanála

Commission Order
PL-501426-DR-26

Planning and Development Acts 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D26B/0131/WEB

Appeal by Xinhua Luo against the decision made on the 29th day of April, 2026 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

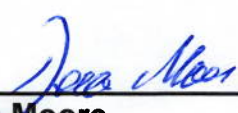
Proposed Development: Provision of a single-storey rear extension with a sloped roof (total floor area 68.6 square metres), comprising a gym (44.9 square metres), a utility room (7.4 square metres), two storerooms (6.4 square metres and 6.8 square metres), a WC/laundry room (3 square metres) and all associated site works at 16 The Grove, Goatstown, Dublin.

Decision

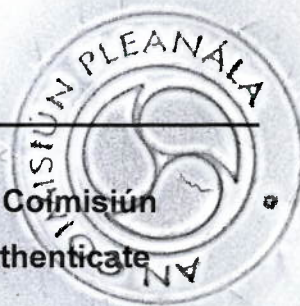
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

It is considered that the proposed development would seriously injure the residential amenity due to its excessive size, depth and length and because it does not retain adequate private open space. The Commission is satisfied, based on the information provided, that the proposed development would be contrary to Section 12.3.7.1 (ii) Extensions to the Rear and Section 12.8.3.3 (i) Private Open Space of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. Consequently, the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area and would set an undesirable precedent for similar development.


Declan Moore

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



Dated this 14th day of SEPTEMBER 2026