

Planning and Development Acts 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D26A/0235/WEB

Appeal by Stephanie Healy against the decision made on the 18th day of May, 2026 by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: The following alterations to Protected Structure:
lower ground floor: enlarging openings in the hallway and between two principal rooms, replacement of external timber doors to the rear, removal of internal and external doorways and enlarging external window to the return, a new external window opening, installation of fitted furniture. Upper Ground Floor: removal of kitchen furniture from the rear annex room, replacement of internal door, removal of existing external doorway and stairs and installation of one-over-one timber sash window and First Floor: removal of modern partitions, store and ensuite in the rear bedroom at 9 Royal Terrace East, Dun Laoghaire, County Dublin.

Decision

Having regard to the nature of the condition number 4(c) the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 4(c) and the reasons set out.

Reasons and Considerations

Having regard to the nature of the subject dwelling which is a listed Protected Structure reference number 1279 and located within the Royal Terrace Architectural Conservation Area it is considered that the proposed oriel window on the rear return at lower ground floor level would not negatively impact the architectural character and appearance of the Protected Structure, is sensitively designed and appropriate in terms of scale, layout and materials. The proposed development would, therefore, accord with policy objective HER8 of the Dún Laoghaire-Rathdown Development Plan 2022-2028.

The Commission had regard to the totality of information submitted at application and appeal stages, including inter alia the Architectural Heritage Impact Assessment prepared by a Grade 2 Conservation Architect, and noted the appraisal therein of the categories of special interest relating to number 9 Royal Terrace East as historic, with reference to the mid-19th century development of Dun Laoghaire, artistic, in relation to the external and internal plasterwork and architectural in terms of the wider Royal Terrace development. The proposed oriel window replaces an existing non-original PVC window, is located on the lower ground floor which historically formed part of the servants' quarters in the less sensitive rear portion of the building and cannot be viewed from the public realm and, therefore, the Commission determined that the oriel window would result in a minor negative impact on

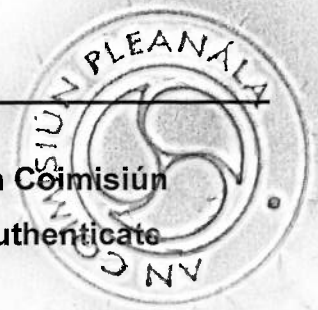
the property, which would not be incongruous to the appearance or character of the building within the terrace.

In not accepting the Inspector's recommendation to omit the proposed oriel window, the Commission determined, on balance, that the insertion of a relatively modest sized oriel window which would benefit the rear return room in terms of daylighting and usability would not result in a significantly negative impact on the character and special interest of the Protected Structure or the ACA to warrant its omission.



Emer Maughan

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



Dated this 21st day of September 2026