



An
Coimisiún
Pleanála

Commission Order
PL-501580-DR

Planning and Development Act 2000, as amended

Planning Authority: Dun Laoghaire Rathdown County Council

Planning Register Reference Number: D26A/0250/WEB

Appeal by Darren Byrne against the decision made on the 25th day of May, 2026 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Sinead Fahy.

Proposed Development: Retention and completion works, including the reduction of ground levels and ground floor slab level by 1.5 metres, relocation of existing front wall and new roof to existing cottage and permission sought for new single storey extension to side and rear, together with new proprietary wastewater treatment system, all at Bayview, Barnclulla, Dublin.

Decision

REFUSE permission for the above development for the reasons and considerations set out below.

Reasons and Considerations

Having regard to the extent of works conducted on what was a vernacular cottage, including changes to its plan width, replacement of the roof, removal of the front wall and chimneys, the reduction in finished floor levels, altered window positioning as viewed on the new façade treatments and internal wall changes, it is considered that the extent of modifications carried out (and proposed) to the existing cottage would result in a building that no longer contributes to the character and appearance of the area and would not be in accordance with Policy Objective HER20 of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, which refers to Buildings of Vernacular and Heritage Interest, and also encourages the retention and/or reinstatement of original fabric of historic building stock such as windows, doors, roof coverings. Section 12.3.10.5 of the development plan refers to extensions in rural locations and provides that extensions of reasonable size may be acceptable subject to the extension respecting the character, scale and proportions of the existing dwelling. The Commission is not satisfied that the proposed extension would respect what was the vernacular dwelling in accordance with this provision. The development proposed to be retained and proposed development would not respect the character and visual amenities of the area, and 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 permission, the Commission was not satisfied that the cottage, as it currently presents, is of a vernacular character given the extent of works conducted and/or proposed, and that Policy Objective HER20 of the development plan could not be complied with; similarly, the proposed extension would not respect the vernacular dwelling as it is no longer extant.



Declan Moore

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 3rd day of SEPTEMBER 2026.