

An
Coimisiún
Pleanála

Commission Order
PL-501597-DR-26

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D26A/0280/WEB

Appeal by Keith and Sarah Davies against the decision made on the 3rd day of June 2026 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: New front and side extension, two-storey in height, constructed over the existing single-storey converted garage; extension and alteration of the existing roof to form a gable end incorporating attic accommodation; flat roof to the rear element of the new side extension; replacement of the roof to the existing rear single-storey extension; new porch; new roof over the existing front bay window; alterations to vehicular access gate; internal alterations and all associated site works. The development includes attic accommodation within the roof space and does not introduce a new third storey or balcony, all at 27 Sweetbriar Lane, Kilmacud, Dublin.

Decision

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

Reasons and Considerations

Having regard to the scale, design and cumulative impact of the proposed development which includes a gable fronted side and front extension which breaks the front building line over three storeys, to the large window to the side elevation in proximity to the adjoining dwelling to the south, to the size and bulk of the proposed rear flat roofed dormer in conjunction with the extent of glazing proposed to the rear elevation, it is considered that the proposed development, by reason of its height, scale, prominence and massing would not respect the character of the existing dwelling, would fail to harmonise or integrate with the existing dwelling and the streetscape and would be contrary to Section 12.3.7.1 'Extensions to Dwellings' of the Dún Laoghaire-Rathdown Development Plan 2022-2028. The proposed development would seriously injure the residential and visual amenities of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

The Commission agreed with the Inspector that the proposed gable roof projection on the front elevation and an increase in eaves height would differ from the established pattern of development in the area, however in deciding not to accept the Inspector's recommendation to grant permission, the Commission considered that the proposed gable projection would read as a dominant feature which would not respect the existing roof form. The Commission considered that although there is a varied pattern of development in the area, the predominant typology in the immediate adjoining streetscape is a two-storey semi-detached house type with a uniform pitch to the main roof form. Notwithstanding that the proposed ridge height would be in line with the existing ridge height, the Commission did not agree with the Inspector's view that the height, scale and massing of the three-storey gable projection would not result in undue visual dominance. The Commission considered that the proposed front extension is of a scale and design such that it would fail to integrate with the existing dwelling and the wider streetscape. The Commission also considered that the addition of a second rear flat roof

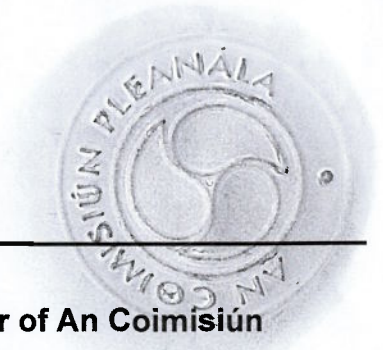
dormer in conjunction with the existing dormer and the extent of glazing proposed to the rear elevation would not be in harmony with the existing structure and that the proposed dormer would read as a third storey extension, would not be set back from the eaves or gable and would, therefore, not comply with the provisions of 12.3.7.1 'Extensions to Dwellings' of the Dún Laoghaire-Rathdown Development Plan 2022-2028.



Emer Maughan

Planning Commissioner of An Coimisiún

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



Dated this 13th day of October 2026