



An
Bord
Pleanála

Inspector's Report

ACP-322898-25

Development

Construction of a single storey extension to the rear and side;
Conversion of attic space to office/storage; Modification of the existing roof to Mansard type roof with front and rear dormer; Front porch extension; Construct three rooflights to the proposed mansard roof and one rooflight to the proposed rear flat roof; All associated site works.

Location

26 Wilson Road, Mount Merrion
Blackrock, Dublin A94 R8X3

Planning Authority

Dun Laoghaire Rathdown County
Council

Planning Authority Reg. Ref.

D25B/0199/WEB

Applicant(s)

Sen Heng

Type of Application

Permission

Planning Authority Decision

Grant permission

Type of Appeal

Third Party

Appellant(s)

Roisin McEvoy

Proinnsias O Duinn

Observer(s)

None

Date of Site Inspection

17 August 2025

Inspector

Killian Harrington

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Appendix 1 – Form 1: EIA Pre-Screening

1.0 Site Location and Description

The subject site is approximately 0.051 ha and contains a detached bungalow dwelling with hipped roof profile. The dwelling is part of a row of similar bungalows with front and rear gardens, some of which have altered their original appearance with various extensions. It is bounded to the east and west by no. 24 and no. 28 Wilson Road. The site slopes from north to south. The dwelling is in an established residential area in Mount Merrion, south Dublin between the R138 and R112 and is located close to bus services. The property is currently occupied as a single dwelling by tenants.

2.0 Proposed Development

The proposed development consists of a series of extensions and alterations comprising:

- Single-storey extension to side and rear
- Conversion of attic space to office/storage
- Modification of existing roof to mansard type with front and rear dormers
- Front porch extension
- Three rooflights to the proposed mansard roof and one rooflight to the rear flat roof
- All associated site works

3.0 Planning Authority Decision

3.1. Decision

Dun Laoghaire-Rathdown County Council granted permission and attached a condition that the ground floor windows at western and eastern elevations should be opaque or frosted.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The planner's report concludes that overall the alterations and extensions were modest and would not appear bulky or out of character with the area. The modifications would not impact on residential amenity of neighbours and with the ground floor overlooking issue resolved by condition, the proposal would comply with Section 12.3.7.1 Extensions to Dwellings in the Dun Laoghaire-Rathdown County Development Plan 2022-2028.

3.2.2. Other Technical Reports

- The Drainage department had no objection subject to a standard SuDs condition

3.3. Prescribed Bodies

None

3.4. Third Party Observations

A total of 9 no. submissions were received and contained the following points:

- Concern over existing use and potential commercial use of the site
- Scale and bulk of proposal is overdevelopment would impact on residential amenity including privacy, outlook and daylight
- Proposal would result in increase in parking
- Proposal would put pressure on wastewater system
- Proposal would be out of character for the area
- Overbearing on nearest neighbours
- Inaccuracies on drawings and site description
- Lack of detail supplied on refuse and materials

4.0 Planning History

Subject site

A number of withdrawn applications are recorded for the subject site:

- Reg. Ref. D25B/0100/WEB – withdrawn 27 February 2025
- Reg. Ref. D25B/0069/WEB – withdrawn 14 February 2025
- Reg. Ref. D25B/0043/WEB – withdrawn 06 February 2025
- Reg. Ref. D25B/0011/WEB – withdrawn 22 January 2025

Neighbouring sites

3 Wilson Road

D24A/0185/WEB – Permission granted by the planning authority at 3 Wilson Road Mount Merrion for the demolition of existing single storey structures to rear/side of existing dwelling. Construction of single storey extension to side and rear of existing dwelling. Construction of single storey extension to front/side of existing dwelling and alterations to existing front elevation. Widening of existing vehicular entrance to 3.5m in width. All associated alterations, demolitions, site, drainage, landscaping and ancillary works.

15 Wilson Road

D24A/0185/WEB – Permission was granted and refused by the planning authority at 15 Wilson Road. Permission was granted for a single storey porch extension to the side, a front facing attic level dormer and associated works. Permission was also refused by the planning authority for the provision of two dormer structures, one to either side of the dwelling.

Reason

1. *The proposed development would be detrimental for the visual appearance of the dwelling. It is considered that these elements would be visually obtrusive and incongruous and would have a negative impact on the streetscape. This is considered to be contrary to Section 12.3.7.1(v) of the Development Plan. The proposed development would set an undesirable precedent of the area.*

18 Wilson Road

D14/A/0748 – Permission granted for the demolition of existing 134.56sq.m. single storey four bedroom house including side garage and front boundary wall, construction of a new 200 sq.m. single storey part two storey four bedroom house with new roof profiles and roof lights, the two storey has a master bedroom with flat roof dormer bay window to first floor N.E (rear) elevation, permission also sought for all ancillary site works, drainage, landscaping, a 1200mm high front boundary wall with 3.5m wide gated entrance including rear terrace and all other associated site works.

5.0 Policy Context

5.1. Development Plan

Under the Dun Laoghaire-Rathdown County Development Plan 2022-2028 the site is subject to the Land Use Zoning Objective 'A', which seeks 'to provide residential development and improve residential amenity while protecting existing residential amenities'. Residential development, including alterations to existing dwellings, is permitted in principle under this zoning.

Development Plan policies:

Chapter 4 (Neighbourhood – People, Homes and Place)

Section 4.3.1.2 Policy Objective PHP19 – Existing Housing Stock – Adaptation

Section 4.3.1.3 Policy Objective PHP20 – Protection of Existing Residential Amenity

Chapter 12 (Development Management)

Section 12.3.7.1 Extensions to Dwellings

- Front extensions, at both ground and first level will be considered acceptable in principle subject to scale, design, and impact on visual and residential amenities. A break in the front building line will be acceptable, over two floors to the front elevation, subject to scale and design however a significant break in the building

line should be resisted unless the design can demonstrate to the Planning Authority that the proposal will not impact on the visual or residential amenities of directly adjoining dwellings. Excessive scale should be avoided.

- Ground floor rear extensions will be considered in terms of their length, height, proximity to mutual boundaries and quantum of usable rear private open space remaining.
- Ground floor side extensions will be evaluated against proximity to boundaries, size, and visual harmony with existing (especially front elevation) and impacts on adjoining residential amenity.
- Roof alterations/expansions to main roof profiles - changing the hip-end roof of a semi-detached house to a gable/ 'A' frame end or 'half-hip' for example – will be assessed against a number of criteria including
 - Careful consideration and special regard to the character and size of the structure, its position on the streetscape and proximity to adjacent structures.
 - Existing roof variations on the streetscape.
 - Distance/contrast/visibility of proposed roof end.
 - Harmony with the rest of the structure, adjacent structures, and prominence.

Dormer extensions to roofs, i.e. to the front, side, and rear, will be considered with regard to impacts on existing character and form, and the privacy of adjacent properties. The design, dimensions, and bulk of any roof proposal relative to the overall size of the dwelling and gardens will be the overriding considerations.

Dormer extensions shall be set back from the eaves, gables and/or party boundaries. Dormer extensions should be set down from the existing ridge level so as to not read as a third storey extension at roof level to the rear

5.2. Natural Heritage Designations

The subject site is c. 2 km from South Dublin Bay proposed NHA, Booterstown Marsh proposed NHA and European sites South Dublin Bay SAC & South Dublin Bay and River Tolka SPA

5.3. EIA Screening

The proposed development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended. No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination. Refer to Form 1 in Appendix 1 of report.

6.0 The Appeal

6.1. Grounds of Third Party Appeals

Two third party appeals were submitted raising the following grounds:

- Mansard roof would alter the outlook from rear two windows of adjacent property
- The proposed rear windows should not be openable
- The application should have been made invalid due to yellow background not being applied to site notices due to previous application submitted within 6 months
- The proposal is overall lacking in design detail including mansard roof finishes and soundproofing
- The application does not reference change of use from domestic to commercial use at the property
- If planning decision stands, clarification should be sought regarding the wording of Condition 3 in light of the potential uses being proposed.

6.2. Applicant Response

The applicant submitted a response to the third party appeals, which made the following points:

- The building footprint remains unchanged positioned 0.7 metres from the boundary wall with a 2.4 metre separation between boundary wall and no. 28. The window to window distance between no. 26 and no. 28 is 3.1 metres
- The property 21 Wilson Road is located over 30 metres from the property
- The property is the applicant's primary residence
- The yellow site notice was displayed in accordance with the Planning Regulations

6.3. Planning Authority Response

- The planning authority considers that the grounds of appeal raise no new matters that would justify a change of attitude to the proposed development

6.4. Observations

- None

6.5. Further Responses

- None

7.0 Assessment

- 7.1.** From reviewing the application and appeal documents, the principal concern in the subject appeal appears to be whether the proposed rear mansard roof extension and side/rear ground floor extension would seriously injure the residential amenity of the occupants at 24 and 28 Wilson Road on either side of the subject property in terms

of outlook and privacy. Other matters raised in the appeals will be addressed separately.

- 7.2.** Firstly, the principle of the proposed development is acceptable under Objective A zoning which covers 'alterations to existing dwellings'. In terms of design and appearance, I am satisfied that the single-storey and roof alterations are modestly proportioned and subservient to the host dwelling and would retain the bungalow appearance that is characteristic of this residential street. Other bungalows on this street, notably the reconstructed 18 Wilson Road (Reg. Ref. D14/A/0748), have made similar alterations to the front elevation of the original bungalow structures and this has not impacted on the visual amenity of the area as they have retained the form of traditional bungalows.

Residential amenity

- 7.3.** Currently there are two ground floor windows on the western elevation facing the side windows of no. 24 and one window on the eastern elevation facing no. 28. The proposal involves the removal of the side garage on the eastern side and replacement with a side and rear extension. With the enlarged ground floor footprint, the proposal seeks the insertion of 6 no. windows on the western elevation and 6 no. windows on the eastern elevation. The windows vary in size. The proposed ground floor contains a large increase in rooms off a central corridor, which necessitates adequate natural lighting to these rooms.
- 7.4.** The proposed opaque glazing of the ground floor windows on the eastern and western elevations would protect the privacy of the subject property and its immediate neighbours. The rooflights on the east and western roof planes are positioned away from the surrounding properties and would not give rise to overlooking. There is no need for a condition regarding the opening and closing of windows at this location as privacy has been protected.
- 7.5.** 28 Wilson Road is located immediately to the east of the property. Both properties have north or northeast facing gardens. As no structure protrudes beyond the rear wall of the subject property, the daylight/sunlight or outlook of no. 28 would not be

seriously impacted. The overlooking of no. 28 is also minimal owing to the rooflights of the attic space orientated away from the property, the opaque windows at ground floor and the distance here being 2.4 metres between boundary wall and no. 28 and the window distance exceeding 3 metres.

- 7.6.** I am satisfied that there would be no such impacts on 21 Wilson Road mentioned in the appeal submission, owing to the sufficient distance (over 30 metres) from the property, which faces the property on the opposite side of Wilson Road. I will also address other matters raised in both appeal submissions.
- 7.7.** The proposal involves the modification of the roof to a mansard type with front and rear dormer windows. As mentioned, there would be no adverse impact arising from the front dormer window to properties opposite due to the distance. The rear dormer window would not be opaque but does not directly face any habitable rooms of properties on Callery Road and the distance would be at least 40 metres between the rear walls of these properties.

Other matters

- 7.8.** Both appeal submissions refer to the confusion surrounding the proposed office space at the property and I am satisfied that there is no commercial use proposed and that the use remains residential and compliant with the land use zoning. It is evident from the plans that, as part of the reconfigured layout, the proposal involves utilising the attic space for home office and/or storage. The proposed ground floor would consist of 5 no. bedrooms and an enlarged kitchen/living space (c. 55 sqm) and c. 17 sqm of home office. From the drawings, the attic would consist of 2 no. rooms of 'office/storage' of 21 sqm and 33 sqm with en suite bathrooms.
- 7.9.** In their written response to third party submissions at application stage, the applicant stated the office space is required for instances where rooms might be rented out privately with each occupant requiring their own work/study room and confirmed that

the property would not be rented to a commercial enterprise or short term letting. Such material changes of use would require planning permission.

- 7.10.** In the matter of the condition wording in the event of a grant of permission, a condition would be attached to protect the use of the building for residential use only to prevent unauthorised development and restrict the use of the extension.
- 7.11.** I am also satisfied that the planning application contained the plans and particulars required to consider the proposal in full in accordance with the Planning and Development Act 2000 (as amended) and that any further details of materials are not required at application stage. The appeal also raises a concern that the site notice did not have the correct yellow background in accordance with Planning Regulations. However, the site notice with yellow background was erected in accordance with the guidelines and the applicant submitted evidence of this in response to this appeal.
- 7.12.** It is considered that the combined alterations to the dwelling would be consistent with the character of the area and would remain visually harmonious with the other similar bungalows on Wilson Road. Owing to its modest design and proposed opaque windows, the rear mansard roof would not seriously injure the residential amenity of neighbouring dwellings. Overall, this proposal would be in accordance with Section 12.3.7.1 Extensions to Dwellings and Section 4.3.1.3 Protection of Existing Residential Amenity and would support the proper planning and sustainable development of the area.

8.0 AA Screening

- 8.1.** I have considered the proposed domestic extensions in light of the requirements S177U of the Planning and Development Act 2000 as amended. The subject site is located in a well-serviced urban settlement c. 2 km from European sites South Dublin Bay SAC & South Dublin Bay and River Tolka SPA. The proposed development comprises the construction of a single storey extension to the rear and side, conversion of attic space to office/storage, modification of the existing roof to Mansard type roof with front and rear dormer, front porch extension, the construction of three rooflights to the proposed mansard roof and one rooflight to the proposed

rear flat roof and all associated site works as per Section 2.0 of this report. No nature conservation concerns were raised in the planning appeal.

8.2. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site. The reason for this conclusion is as follows:

- Nature of works
- Location in an established, serviced residential area
- Lack of connections to nearest European sites

8.3. I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required

9.0 Recommendation

9.1. It is recommended to GRANT PERMISSION

10.0 Reasons and Considerations

10.1. Having regard to the nature and scope of the proposed development, to the residential zoning of the site and policies and objectives as set out in the Dun Laoghaire-Rathdown County Development Plan 2022-2028 and the pattern of development in the area, it is considered that the proposed alterations would be visually harmonious with the surrounding area, would not seriously injure the character or residential amenities of the area and would accord with the provisions of the Development Plan and with the proper planning and sustainable development of the area.

11.0 Conditions

1.	Insofar as the Planning & Development Act 2000 (as amended) and the Regulations made thereunder are concerned, the development shall be carried out in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the conditions attached hereto. For the avoidance of doubt, this permission shall not be construed as approving any development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices. Reason: To comply with permission regulations.
2.	The external finishes of the proposed extension (including roof tiles/slates) shall harmonise with those of the existing dwelling in respect of colour and texture. Reason: In the interest of visual amenity.
3.	The glazing within the ground floor windows on the eastern and western elevations 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 interests of residential amenities
4.	The dwelling 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 Reason: To prevent unauthorised development and to restrict the use of the extension in the interest of the control of development

5.	The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority Reason: To prevent flooding and in the interests of sustainable drainage
6.	All necessary measures should be taken by the applicant and contractor to prevent the spillage or deposit of clay, rubble or other debris on the public road network, repair any damage to the public road arising from carrying out works and avoid conflict with between construction activities and pedestrian and vehicular movements on the surrounding public roads. Reason: In the interest of amenities, public health and safety and environmental protection
7.	The developer shall pay to the planning authority a financial contribution of €3,839.88 (Three thousand eight hundred and thirty nine euro and eighty eight cents) 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. 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.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Killian Harrington
Planning Inspector
25 August 2025

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

An Bord Pleanála Case Reference	322898-25		
Proposed Development Summary	Construction of a single storey extension to the rear and side; Conversion of attic space to office/storage; Modification of the existing roof to Mansard type roof with front and rear dormer; Front porch extension; Construct three rooflights to the proposed mansard roof and one rooflight to the proposed rear flat roof; All associated site works.		
Development Address	26 Wilson Road, Mount Merrion Blackrock, Dublin A94 R8X3		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	X
		No	
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes		State the Class here.	Proceed to Q3.
No	X		Tick if relevant. No further action required
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes	Tick/or leave blank	State the relevant threshold here for the Class of development.	EIA Mandatory EIAR required
No	Tick/or leave blank		Proceed to Q4
4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes	Tick/or leave blank	State the relevant threshold here for the Class of development and indicate the size of the development relative to the threshold.	Preliminary examination required (Form 2)

5. Has Schedule 7A information been submitted?		
No	Tick/or leave blank	Screening determination remains as above (Q1 to Q4)
Yes	Tick/or leave blank	Screening Determination required

Inspector:

Date: 25 August 2025