



An
Coimisiún
Pleanála

Inspector's Report

PL-500702-DR-26

Development	First floor extension to side over garage; single storey front extension to garage and porch; removal of chimney, build-up of side gable; conversion of attic with dormer window to rear to provide bedroom with wc; single storey home gym / wc to rear garden and all associated site development works.
Location	76 Clonkeen Road, Blackrock, A94X466
Planning Authority	Dun-Laoghaire-Rathdown County Council
Planning Authority Reg. Ref.	DA25B/0619/WEB
Applicant	Owen & Marta Kelly
Type of Application	Permission
Planning Authority Decision	Approve Permission
Type of Appeal	Third Party
Appellant(s)	Hagen Bueckert & Deirdre Harrington
Observer(s)	None
Date of Site Inspection	31 st March 2026
Inspector	Adam Smyth

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1.0 Site Location and Description

- 1.1** The appeal site is comprised of a two-storey semi-detached dwelling with pitched roof and hipped profile end to its north elevation. An attached flat roofed garage is positioned between the northern gable and the adjacent dwelling. Behind the garage is a first-floor landing window, facing west towards the road. A pitched roof, with chimney, above the landing joins with the hipped end roof.
- 1.2** The doorway into the dwelling is recessed approximately 600mm whilst the garage extends approximately 550mm forward of the front elevation. Finishes to the front are comprised of red brick, over a smooth rendered plinth with uPVC windows and door.
- 1.3** At the rear is a single storey pitched roof extension, finished in red brick with concrete tiles. On the north elevation, behind the garage is a 1-metre-wide walkway with side door to the dwelling, and a rendered boundary wall varying in height between 1m and 1.8m.
- 1.4** The rear garden is approximately 8m wide and 50m in length, defined by boundary block walls. The wall to its east is 2m high, those to its north and south are 1m. Part way along the north boundary the block wall extends up to 1.8m, with a mono pitched roof bracketed off the wall to provide an open sided storage area. Clonkeen Park, and area of open space orientated north/south lies adjacent and east of the rear garden.
- 1.5** Clonkeen Road is residential with a small variety of dwelling types which, for the most part, are two storey semi-detached. The dwellings to the east side of the road are predominantly hipped roofs, those to the west are predominantly gabled.

2.0 Proposed Development

- 2.1** Permission is sought for a first floor extension over attached garage; a single storey extension to the front of the existing garage, a porch; removal of chimney with a build-up of the side gable, changing the hip end roof to an A frame roof; conversion of attic with provision of a dormer window to the rear roof to provide a bedroom with wc; a single storey home gym / wc to rear garden and all associated site development works.

3.0 Planning Authority Decision

3.1 Decision

On the 22nd December 2025 the decision of the planning authority was to approve permission for the proposal, subject to the provisions of nine standard conditions.

3.2 Planning Authority Reports

3.2.1 The planning authority report contains the following considerations in relation to the development.

- Within the County Development Plan (CDP) the appeal site is located within land use zoning objective 'A', the proposed works are permitted in principle.
- The proposal satisfies and is compatible with overall policies and objectives for the zone, would not have undesirable effects, and is otherwise consistent with proper planning and sustainable development of the area.
- The proposed demolition of a single chimney to the northern elevation (side) of the dwelling is considered acceptable.
- The proposed single storey mono pitched garage and porch extension to the front is acceptable in principle, would not impact on adjacent properties by reason of overlooking, overshadowing, overbearance and accords with Section 12.3.7.1 (i) of the CDP. It is not considered incongruent in the streetscape nor disruptive to visual harmony. Similar development is noted to have occurred throughout Clonkeen Road.
- Regarding a first-floor extension over the existing garage, it is noted a number of other such extensions over garages sets a precedent. It would not appear out of character within the streetscape, nor create a terracing effect and not result in undue overbearing or shadowing effects on No. 74 Clonkeen Road, with one window only that faces forwards. It is considered to accord with Section 12.3.7.1 (iii) of the CDP.
- It is proposed to reprofile the existing hipped roof to a gable ended roof to accommodate the dormer on the rear plane. A number of other dwellings have altered roof profiles and whilst none in the immediate vicinity have a gable ended pitched profile it is considered acceptable in this instance due to the

variety of roof profiles in the wider vicinity. The proposed alteration would not have any significant impact on the existing streetscape.

- The proposed dormer is set down from the ridge line and set off the modified eaves. Rectangular windows to the dormer are smaller than existing windows on the dwelling. As the dormer would not be visible from the streetscape, its outlook is onto the rear amenity space and given the separation distances to adjacent dwellings, no undue overlooking, overshadowing or overbearance is anticipated. The scale and massing of the proposed dormer, relative to the existing dwelling and surrounding properties is considered to accord with Section 12.3.7.1 (iv) of the CDP.

A proposed garden room is acceptable given the overall size of the garden, openings will not give rise to overlooking and its height and position will not cause overshadowing or overbearing. In general, it is considered to accord with Section 12.3.7.4 of the CDP.

3.2.2 Other Technical Reports

Dún Laoghaire-Rathdown County Council Municipal Services Department

- Surface Water: No Objection, subject to conditions and specifically that surface water is not discharged to public sewers but directed to a suitably designed Sustainable Drainage Systems (SuDS).

3.3 Prescribed Bodies

None

3.4 Third Party Observations

1 no. submission was received which raised the following points:

- Proposed side extension, by its design, roof profile and extent along boundary does not comply with Section 12.3.7.1 (iii) of the CDP and would be a jarring and obtrusive feature within the streetscape. It would undermine visual character and set a negative precedent.
- Proposed rear dormer by scale, massing, bulk and height fails to comply with Section 12.3.7.1 (iv) of the CDP and would be out of character with the existing dwelling, and with dwellings in the immediate vicinity. It would be visually

overbearing when viewed from neighbouring properties and from Clonkeen Park, therefore seriously injurious to visual and residential amenity of the area.

- Likely to result in considerable negative impacts on the residential amenity of neighbouring residential lands, particularly No. 74, due to overlooking, loss of privacy, loss of light, overshadowing, loss of visual amenity and overbearance. This is contrary to Zoning Objective 'A' and the policy objectives of the CDP.
- Impact on existing satellite reception.

4.0 Planning History

No. 34 Clonkeen Road

Planning Authority Ref. D06B/1076, permission **granted** in February 2007 for demolition of existing side structure, construction of a two-storey extension to side, single storey extension to rear, conversion of attic space with dormer windows and 3 no. velux and sky tubes to side and new bay window to the front ground floor.

No. 80 Clonkeen Road

Planning Authority Ref. D14B/0373, permission **granted** in January 2015 for a conversion of attic to storage, including altering the existing hip ended roof to a half hip gable roof and a new window to the gable wall all at roof level.

No. 176 Clonkeen Road

Planning Authority Ref. D21B/0523, permission **granted** in November 2021 for a first-floor extension to the side with raised gable to provide attic conversion for storage. 2 dormer windows to the rear, 3 velux windows to the front and a single-story rear extension.

5.0 Policy Context

5.1 Development Plan

The statutory development plan is the Dún Laoghaire-Rathdown County Council County Development Plan, 2022-2028. The following policies and objectives are applicable.

Chapter 4 Neighbourhood - People, Homes and Place

4.3.1.2 Policy Objective PHP19: Existing Housing Stock – Adaptation to:

Conserve and improve existing housing stock through supporting improvements and adaption of homes.

4.4.1.1 Policy Objective PHP35: Healthy Placemaking to:

Ensure all development is of high-quality design, cognisant of the need for proper consideration of (in this appeal case) context, layout, privacy and amenity.

Chapter 10 Environmental Infrastructure and Flood Risk

10.2.2.6 Policy Objective EI6: Sustainable Drainage Systems to: ensure that all development proposals incorporate Sustainable Drainage Systems (SuDS).

Chapter 12 Development Management

12.3.7.1 Extensions to Dwellings

(i) Extensions to the Front:

Porch extensions should be of appropriate design and scale relative to the design of the original house. The scale, height, and projection from the front building line should not be excessive so as to dominate the front elevation of the dwelling. The porch should complement the existing dwelling, and a more contemporary design approach can be considered.

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. Front extensions, particularly at first floor level, should reflect the roof shape and slope of the main dwelling. A minimum driveway length of 6 metres should be maintained.

(iii) Extensions to the Side:

First floor side extensions built over existing structures and matching existing dwelling design, and height will generally be acceptable. However, in certain cases a set-back of an extension's front façade and its roof profile and ridge may be sought to protect amenities, integrate into the streetscape, and avoid a 'terracing' effect. External finishes shall normally be in harmony with existing.

(iv) Alterations at Roof/Attic Level:

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 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.

The proposed quality of materials/finishes for dormer extensions will be considered carefully as this can greatly improve their appearance. The level and type of glazing within a dormer extension should have regard to existing window treatments and fenestration of the dwelling. However, regard should also be had to size of fenestration proposed at attic level relative to adjoining residential amenities.

Particular care will be taken in evaluating large, visually dominant dormer window structures, with a balance sought between quality residential amenity and the privacy of adjacent properties. Excessive overlooking of adjacent properties should be avoided.

12.3.7.4 Detached Habitable Room

This can provide useful ancillary accommodation such as a playroom, gym, or study/home office for the main residence. It should be modest in floor area and scale, relative to the main house and remaining rear garden area. The applicant will be required to demonstrate that neither the design nor the use of the proposed structure will detract from the residential amenity of adjoining property or the main house. Any such structure shall not be to provide residential accommodation for a family member/ granny flat nor shall the structure be let or sold independently from the main dwelling.

12.8.3.3 Private Open Space

(i) Private Open Space for Houses:

All houses (terraced, semi-detached, detached) shall provide an area of good quality usable private open space behind the front building as follows:

Table 12.10 *Private Open Space* 5-bedroom 75 sq. m minimum.

Chapter 13 Land Use Zoning

13.1.3 Permitted In Principle

Land uses designated under each zoning objective as 'Permitted in Principle' are, subject to compliance with the relevant policies, standards and requirements set out in this Plan, generally acceptable.

Table 13.1.1 Development Plan Zoning Objectives

Zone A: To provide residential development and improve residential amenity while protecting the existing residential amenities.

5.2 Relevant National or Regional Policy / Ministerial Guidelines (where relevant)

None.

5.3 Natural Heritage Designations

None.

6.0 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 (or Part V of the 1994 Roads Regulations). 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.

7.0 The Appeal

7.1 Grounds of Appeal

A third-party appeal was received from Hagen Bueckert and Deirdre Harrington whose address is adjacent and north of the proposed development. The grounds of appeal can be summarised as follows:

- The proposed development is out of character with the majority of houses to the east side of Clonkeen Road. Whilst some have been extended to the side over their garages, most of these do not rise to the full ridge height of the roof. The precedents cited in the planning report relate to dwellings within a different context to the group of dwellings in the vicinity of the appeal site.
- The side extension by its design, roof profile and extent to the shared boundary would be a jarring and obtrusive feature in the streetscape, setting a negative precedent.
- The rear dormer in scale, mass, bulk and height is out of character with the existing dwelling and those others within the vicinity. It will be visually overbearing when viewed from neighbouring dwellings and from Clonkeen Park, causing serious injury to visual and residential amenity.
- Overall, the proposed development, including the garden room in the rear garden will result in considerable negative impacts on neighbouring dwellings by reason of overlooking, loss of privacy, loss of light and overshadowing, loss of visual amenity, overbearance and loss of satellite signal.

7.2 Applicant Response

The applicant's statement, with accompanying photographs (No's 1 to 6) was submitted to the Commission on the 26th February 2026. The following points were made to the third-party appeal.

- That the proposal is out of character with the area is demonstrably incorrect. Similar and large extensions have been built in the vicinity. On the eastern side of Clonkeen Road there are 17 similar side extensions between No's. 14 and 196. There are multiple front, rear and attic conversions and there is no set pattern and wide variety of design that contribute to the local area.
- Picture No. 1 – a similar design to the proposal at No. 176 Clonkeen Road integrates seamlessly with the neighbourhood.
- Picture No. 2 – multiple varying roof designs exist along Clonkeen Road, there is no set pattern.
- Picture No. 3 – larger extensions are prevalent; No. 34 by example has a side extension and front dormer conversion.
- Picture No. 4 – There are no views of the rear dormer from Clonkeen Park given landscaping, the mature trees within the garden of the appeal site, and other nearby gardens.
- Picture No. 5 – the proposed garden room was included in the application as a courtesy; its size precludes the requirement for planning permission. It is directly opposite a shed structure and mature hedge within the third-party garden and will not be visible.
- Picture No. 6 – the proposed slight front extension to the garage is kept to a minimum to internally fit an EV charger whilst keeping room for a vehicle. It also keeps the porch flush with the garage. Larger front extensions have been done, such as at No. 84.

7.3 Planning Authority Response

In a letter dated 6th February 2026, the Planning Authority refers the Commission to its previous planning report and considers the grounds of appeal do not raise any new matter to justify a change of attitude to the proposed development.

7.4 Observations

None

8.0 Assessment

8.1 Having examined the appeal details and all other documentation on file, including the submissions received in relation to the appeal, the reports of the local authority, and having inspected the site, and having regard to the Dún Laoghaire-Rathdown County Council County Development Plan (CDP), 2022-2028, I consider that the substantive issues in this appeal to be considered are as follows:

- Impacts on the Visual Amenity and Residential Amenity.

8.2 Impacts on the Visual and Residential Amenity

8.2.1 Parties to this appeal differ on what precedent has been set by alterations and extensions to other dwellings along Clonkeen Road. The applicant cites various examples to justify the proposed development; the third party considers those examples are within a different context to the locality of the appeal site.

8.2.2 The applicant refers to 17 no. similar, or larger, extensions between No's 14 and 196 Clonkeen Road and a variety of roof types. Specific reference is made to extensions at No 34 and No. 176 Clonkeen Road, being such as to set a precedence.

8.2.3 The third party is not averse to extending properties and states in their submission; ***'Examples exist where a partial over-garage extension has been accommodated in a manner that retains the hipped roof profile and leaves a meaningful portion of the side gap open'***.

8.2.4 I make the following observations, having particular regard to Policy Objective PHP35 – healthy placemaking which requires high quality design proposals to be considered within their context.

8.2.5 Clonkeen Road stretches approximately 1 kilometre north to south. Dwellings to the east side of Clonkeen Road are most relevant to this proposed development, the overwhelming majority of which are of two-storey semi-detached design with hip end roofs, whilst those to the west side typically have pitched A frame roofs,

and with greater separation distances. Of all the dwellings on the east side, only No.'s 160 and 162, probably by design and No. 176, by alteration and extension have A frame roofs. I consider these three dwellings do not demonstrate, as the applicant states with submitted Picture No. 2, 'multiple varying roof designs' along this side of the road. Additionally, Picture No. 3 references a 'prevalence' of larger extensions to that proposed. I did not observe any other such large extensions during my site visit.

8.2.6 I note of those extensions referred to, No. 176 is 485m south of the appeal site and No. 34, is 220m to the north. Given these separation distances, I do not consider either read within the context of the appeal site and subsequently should not set a precedence for this proposed development.

8.2.7 I consider a more appropriate context is comprised of those dwellings to the east side of Clonkeen Road, extending approximately 50m north and south of the appeal site. I observed a homogeneity to these dwellings, with the exception of No. 72 Clonkeen Road, two properties north of the appeal site, that has a modest first floor extension above its attached garage, and with a low ridged roof that ties into the retained hipped roof; and No. 80 Clonkeen Road, two properties south of the appeal site. Visually its alterations are a reprofiled half hip roof, without a build up over the garage, which retains separation from its neighbouring dwelling.

8.2.8 Within the appropriate context around the appeal site, I consider the proposed development against Section 12.3.7.1 Extensions to Dwellings.

(i) Extensions to the Front:

8.2.9 Proposed development seeks an extended garage, with first floor bedroom above, and an extended porch. By design, the garage and the adjoining garage belonging to the third party, project 500mm forward of the front elevation of the dwellings. Proposed development would extend this forward by a further 980mm, with the new porch corresponding to this. The first-floor extension protrudes no further than the existing 500mm garage projection.

8.2.10 The policy accepts the principle of front extensions, and a break in the front building line, subject to scale, design, and impact on visual and residential amenity. The applicant notes other front extensions of a similar depth to that

proposed within the context of the appeal site, referring specifically to the porch at No. 84 (Picture 6). I am not persuaded it extends off the front elevation to the extent proposed by this appeal; however, I do note that 20m north at No. 70 the garage has been converted, with the addition of a front projection of a similar depth to that proposed. I consider this a more appropriate comparison to this element of the proposal.

8.2.11 In terms of visual amenity to the locality, given the level of landscape screening to front gardens in the vicinity of the appeal site, the proposed garage and porch extension, along with the lesser first floor extension, are unlikely to appear incongruous within the existing streetscape. I therefore consider these acceptable to visual amenity along the road.

8.2.12 The third party is concerned the extended garage will have an impact on their residential amenity, and I note they have converted their garage to a sitting room with west facing outlook that would achieve direct sunlight from approximately midday onwards. From proposed plans I do not consider the forward extension of the garage would breach the 45-degree principle of assessing impacts of extensions on adjacent dwellings. Both vertically and horizontally, the forward extension to the garage would not significantly reduce reasonable levels of natural light or the outlook from the adjacent habitable room. As such, and generally in wintertime when the sun is at its lowest, the neighbouring room may experience some additional loss of direct sunlight as a result of the proposed development, but not over a significant additional period of time to what already occurs. I draw specific reference to the precedent set by the extended porch at No. 70, which would also reduce sunlight to the adjacent dwelling at certain times. On this basis I consider this aspect of the proposal is acceptable to policy and would not significantly impact third party residential amenity.

The policy states that roof form of the first-floor extension should reflect the roof shape and slope of the main dwelling, which it doesn't however, I consider this matter below under part (iv) of the policy.

(iii) Extensions to the Side:

8.2.13 The proposed development to the side is comprised of a first floor extension above the existing garage to existing eaves height, above which is proposed a pitched A

frame roof to a ridge height of 8.45m. Floor plans indicate the 14 sqm side extension is for the relocation of bedroom 3, to allow provision of new stairs from first floor to the new attic bedroom. The policy advises that first floor extensions are generally acceptable to side elevations of dwellings however, in certain cases regard must be had to the protection of amenity, integration into the streetscape and the need to avoid a 'terracing' effect. I consider a side extension to be generally acceptable on the appeal site, particularly as precedence has been set for a first-floor extension over the garage at No. 72, two doors north. However, whilst that extension sets the precedence in the local context, it differs to the appeal proposal as its roof profile has allowed retention of the hipped profile main roof. I consider the proposed side extension with a new A frame roof profile would not integrate into the streetscape and would create a 'terracing' effect given the already small separation distances between dwellings. I consider this element of the proposed development fails to satisfy visual amenity requirements of the policy.

8.2.14 The third party contends the side extension will create a tunnel effect, significant overshadowing and permanent loss of sunlight/daylight through the landing window of their property. This in turn will impact on light within internal circulation space. I consider, by design, these neighbouring dwellings are already subject to so called 'tunnel effect' given the small separation distance between them, causing a level of overshadowing at certain times of the day. Overshadowing that already occurs is somewhat ameliorated by the hipped roof design. Bearing in mind the precedence set by the side extension at No. 72, a suitably designed side extension would not necessarily add significantly to overshadowing and a permanent loss of light to the landing window. However, I consider this proposed development will have a detrimental impact on light penetration to the third-party dwelling, not by building over the garage and forward of the neighbouring landing window but specifically as a result of the heightened gable and roof profile proposed, further limiting sunlight and natural light over longer periods of the day. In making this consideration I have regard to and note the landing window does not serve a habitable room within the third-party property, and whilst this may somewhat negate my position, it nevertheless would reduce natural light in circulation space

that is of sufficient concern to find the proposed development unacceptable to residential amenity.

(iv) Alterations at Roof/Attic Level:

8.2.15 Proposed development to the roof seeks the alteration of the existing hipped roof to an A frame roof profile, extending the existing ridge line across to a built up side gable wall. Provision is sought for a dormer extension to the rear roof profile. Within the policy there are four criteria to assess alterations to a roof. Careful consideration and special regard is to be had to the character and size of the structure, its position on the streetscape and proximity to adjacent structures.

8.2.16 The character of the proposed roof form is at odds to the previously described established character of the local context. Plans show the existing hipped roof covers an attic floor area of approximately 65 sqm. The proposed roof, including the rear projecting dormer, would create a floor area of approximately 84 sqm for the accommodation of a 21 sqm bedroom. Proportionally, I do not consider the increased roof size is necessary to achieve a 5th bedroom, particularly as the proposed floor plans suggest a considerable amount of void space around it. I therefore consider the resulting increased size of the roof alteration, when viewed externally, is neither of a character acceptable in the streetscape of the locality, nor reflective of the actual size of internal space that is sought.

8.2.17 I consider the appeal site is positioned within a sufficiently high-quality streetscape and that the proposed roof alteration would be at odds with the predominant hipped roof form in the locality, creating an unacceptable jarring and negative impact upon the established character, further heightened by the proximity of dwellings to each another. I consider, having particular regard to the half hip roof extension at No. 80, two properties south, that a level of attic accommodation could be achieved without the need to completely change the existing roof profile. A more appropriate roof form could also ameliorate further third party objection in terms of light loss to windows and circulation space within their dwelling, as I have discussed above.

8.2.18 Dormers are not apparent in the locality, nor the wider Clonkeen Road, nevertheless they are a form of development acceptable in principle. I consider the design, dimensions and bulk of the proposed dormer may have been appropriate

had the original roof form been the A framed profile as proposed however, in seeking to achieve the size of dormer this should not force an unacceptable roof form on to the established character displayed in this locality. These are the matters of overriding consideration within the policy which I find the proposal to be at odds with.

8.2.19 Having regard to my comments in the previous paragraph, I do find the dormer position relative to the proposed gable, the party boundary and the set back from the eaves to be appropriate. However, I consider the proposed set down from the ridge line is not sufficient enough to avoid the dormer appearing overly bulky and dominating the proposed roof form, appearing as a third storey extension at roof level. The provision of 3 no. proposed windows, whilst respectful of existing window sizes on the dwelling, is excessive and unnecessary. Fewer windows may not alleviate, but would go some way to reducing, a perception of overlooking.

12.3.7.4 Detached Habitable Room

8.2.20 The proposed development describes the provision of a single storey home gym/wc to the rear garden, detached from the main dwelling. This is a large building with a floor area of approximately 40 sqm and a flat roof extending 2.9m above ground level. The site layout plan indicates it will be adjacent to the northern site boundary, in the approximate position of the open sided storage area as described in Paragraph 1.4 above. The policy requires the floor area and scale of the home gym to be modest in floor area and scale, relative to the main dwelling and remaining rear garden area. This building meets those policy requirements, remaining modest relative to the two-storey host dwelling and to the garden that it is in excess of 300 sqm. The gym is set off a 1.8m high boundary wall at its proposed position, and although its height exceeds that of the wall I note that a corresponding outbuilding and hedging are located at the same spot within the neighbouring rear garden. Therefore, I do not consider the gym would give rise to a significantly increased overbearance or overshadowing, nor significantly impact on overall residential amenity enjoyed to the third-party rear garden. It is my consideration therefore that the home gym complies with policy.

8.2.21 The third party raised concern regarding a potential for loss of television signal as a result of the proximity of the side extension to the satellite dish on their gable

wall, and that there is no viable alternative position for it. I did note that the applicant's satellite dish is positioned on the rear of their property, therefore I consider an alternative viable position would also be available to the third party. In any case, this is a civil matter not for consideration through this planning appeal. This matter would not impact on third party residential amenity as covered by planning policy.

9.0 AA Screening

- 9.1** I have considered the proposed extension of a dwelling and all associated site works in light of the requirements of S177U of the Planning and Development Act 2000 as amended.
- 9.2** The subject site is located approximately 2.6 kilometres south of South Dublin Bay Special Area of Conservation (SAC) & South Dublin Bay and River Tolka Estuary Special Protection Area (SPA).
- 9.3** The proposed development comprises of alterations to an existing dwelling to include the construction of an extension to the front of an existing garage and porch, first floor extension above garage to side of dwelling and conversion of an attic, with rear dormer to provide an additional bedroom.
- 9.4** No nature conservation concerns were raised in the planning appeal and the Dún Laoghaire-Rathdown County Council Municipal Services Department has no objection to the method of surface water disposal, being a suitably designed Sustainable Drainage Systems (SuDS).
- 9.5** Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European Site. The reason for this conclusion is as follows:
- The small-scale nature of the proposed works.
 - The previous consideration and subsequent approval for this scheme in relation to the nearest European sites and lack of connections.
 - The Appropriate Assessment contained within the authority's planning report.

- 9.6** I conclude that 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.
- 9.7** Likely significant effects are excluded and therefore Appropriate Assessment (stage 2) (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 Water Framework Directive

- 10.1** The subject site is located at 76 Clonkeen Road, Blackrock, approximately 2.6 kilometres south of South Dublin Bay.
- 10.2** The proposed development comprises alteration of an existing dwelling, to include the construction of an extension to the front of an existing garage and porch, first floor extension above garage to side of dwelling and conversion of an attic, with rear dormer to provide an additional bedroom.
- 10.3** No water deterioration concerns were raised in the planning appeal.
- 10.4** I have assessed the development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.
- 10.5** The reason for this conclusion is as follows:
- The nature of works being small in scale.
 - The lack of hydrological connections.

Conclusion

- 10.6** I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively

or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

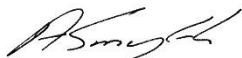
11.0 Recommendation

11.1 I recommend that planning permission be refused.

12.0 Reasons and Considerations

12.1 Having regard to the nature and scale of the proposed development it is considered that by reason of alteration of the existing hipped roof of the dwelling to an A framed roof to facilitate a rear dormer, and the separation distance to the adjoining property, would have a negative impact upon the established character of the locality, would seriously injure residential amenity due to overshadowing, and would set a precedent for further inappropriate development in the vicinity of the site. The proposed development would thus not protect existing visual and residential amenities, be contrary to the A zoning objective, Policy Objective PHP35 and Section 12.3.7.1 (iii) Extensions to the Side and (iv) Alterations at Roof/Attic Level, of the Dún Laoghaire-Rathdown County Council County Development Plan, 2022-2028, and would therefore be contrary to the proper planning and sustainable development of the area.

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.



Adam Smyth
Planning Inspector

14 April 2026

Appendix A: Form 1 EIA Pre-Screening

Case Reference	PL-500702-DR-26
Proposed Development Summary	First floor extension to side over garage; single storey front extension to garage and porch; removal of chimney and build-up of side gable; conversion of attic with dormer window to rear to provide a bedroom with wc; single storey home gym / wc to rear garden and all associated site development works.
Development Address	76 Clonkeen Road, Blackrock, Co. Dublin A94X466
IN ALL CASES CHECK BOX /OR LEAVE BLANK	
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA? (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2.
	<input type="checkbox"/> No, No further action required.
2. Is the proposed development of a CLASS specified in <u>Part 1</u>, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1 . EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
1. Is the proposed development of a CLASS specified in <u>Part 2</u>, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	

<input checked="" type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	State the Class and state the relevant threshold
<input type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	State the Class and state the relevant threshold
2. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes <input type="checkbox"/>	Screening Determination required (Complete Form 3)
No <input checked="" type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: Adam Smyth

Date: 14 April 2026