

An Coimisiún Pleanála

64 Marlborough Street,
Dublin 1,
D01 V902

26th May 2026

3rd Party Appeal

We have been instructed by Mrs. Karen Hehir to lodge a 3rd party appeal on the split decision for the proposed development of 10 Longford Terrace, Monkstown, A94XY98 the subject of D26A/0068/WEB in particular the decision to Grant Permission to:

Part of Item 6 – Construction of new single storey extension at ground floor level extending over existing lightwell, terrace and plant room to east side of exiting rear return only

Planning Application Details

Applicant Name: Ross & Emma Morrow

Planning Reference Number: D26A/0068/WEB

Site Address: 10 Longford Terrace, Monkstown, Dublin, A94 XY98

Protected Structure Status: The subject property is a Protected Structure.

Appellant Details

Name: JSA Architects on behalf of Mrs. Karen Hehir of 11 Longford Terrace, Monkstown, Blackrock, Co. Dublin A94 FE43

Please note that this application was subject to a judicial review because DLRCC did not notify the people who made observations. The court squashed the decision and ordered DLRCC to reissue and date the decision to allow for a revised appeal period. This appeal has been lodged within that amended appeal period. The appeal is detailed in the document attached.

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The nature of the split decision issued by DLRCC

The Decision issued by DLRCC refuses certain parts of the proposed development and has conditions that alter significantly the designs as submitted. There is no condition requiring the submission for approval of amended drawings illustrating all the changes proposed. Without a clear set of drawings illustrating all these changes it is difficult to envisage the final layout and appearance of the proposed works and therefore their full impact on the protected structure and neighboring properties. It is respectfully concluded that the nature of such extensive changes should have been dealt with by ways of a request for further information to address all the matters raised in the split decision. This would at least have provided interested third parties with a proper opportunity to evaluate the decision on what was granted permission and what was refused.

This alone renders the decision significantly defective. Without any certainty as to what is granted planning permission the planning authority itself cannot exercise its duties to ensure that proposed development is compliant with the grant of permission. It is our submission that the matters above constitute sufficient grounds to refuse permission as there is no clarity on what is permitted to be developed which prejudices the rights of third parties to meaningfully assess the impacts.

Notwithstanding the above comments we have as far as it is possible with the information available made comments on the decision as issued. We remain concerned that the matters raised in our observation and as set out below were not adequately considered and addressed in the decision issued. We believe the proposed development should be refused in addition to the ground set out above on the following grounds.

No 11 Longford Terrace located on the eastern boundary

Our concerns relate primarily to the massing, bulk, scale and overall visual impact of the proposed extension on No. 11 Longford Terrace which adjoins the site to the east together with the wider impact on the architectural integrity and historic character of this protected structure and the terrace as a whole. It is considered that the proposed development would materially alter the established spatial arrangement and historic form of the rear return and lightwell areas which are characteristic features of Georgian and Victorian terrace properties of this nature.

In particular, the proposal would introduce an overly dominant and visually intrusive built form within a sensitive rear curtilage setting. The extension by reason of its scale depth and proximity to the shared eastern boundary would result in an overbearing relationship with the adjoining property at No. 11 Longford Terrace, adversely affecting the residential amenity currently enjoyed by that property. The proposed structure would significantly reduce the openness presently associated with the rear lightwell arrangement and would create a sense of enclosure when viewed from adjoining windows and rear amenity spaces.

It is further considered that the proposal would give rise to an unacceptable loss and reduction of natural daylight to the basement accommodation serving No 11 Longford terrace. The existing lightwell arrangement forms an important component of the original architectural design of the building and terrace, facilitating daylight penetration and ventilation to lower ground floor and basement rooms. The proposed rear extension would materially diminish the quality of light and ventilation available to these rooms and would adversely impact the habitability and amenity within No 11 Longford Terrace.

Impact on Protected Structure

The proposed development would also in our opinion adversely affect the integrity, legibility and architectural character of Longford Terrace as a protected structure and as part of a coherent historic terrace composition. The historic pattern of rear returns, lightwells, open yards and subordinate ancillary structures form part of the architectural and historic significance of the terrace. The proposed extension would erode these established relationships and would diminish the ability to appreciate the original built form and historic evolution of the structure.

In addition, the extent of the proposed extension gives rise to concerns regarding overdevelopment of the rear garden and curtilage area. The cumulative coverage of the site at rear level would materially reduce the remaining open space and would unacceptably intensify the built footprint within a constrained historic plot. Such an approach is inconsistent with the traditional spatial hierarchy and permeability associated with terrace properties of this period where rear yards, lightwells and ancillary open areas formed an integral part of the original design and functioning of the buildings.

The proposal would also result in the loss of the historic lightwell character which remains an important defining feature of the property and surrounding terrace context. Lightwells in terraces of this era were intentionally designed to provide light, ventilation, visual separation and spatial relief within otherwise dense urban forms. The enclosure and partial infilling of this feature would diminish the historic authenticity and character of the property and would set an undesirable precedent for further erosion of such features within the terrace.

There are concerns that the proposal may adversely affect the historic permeability and spatial relationships which are typical of terrace properties of this period. The gradual erosion of rear open spaces, lightwells and visual breaks between built elements risks undermining the architectural coherence and heritage value of the terrace environment as a whole. It is considered that the proposed intervention fails to adequately respect the established historic character, scale and grain of development associated with Longford Terrace and would therefore constitute an inappropriate form of development within the curtilage of a protected structure.

Sunlight and daylight

Cumulative impacts are not always addressed

Daylight studies often examine **light only**, but not:

- Overlooking
- Increased noise
- Visual dominance
- Sense of enclosure

For neighbours, the real the real impact is the combination of all these factors.

The submitted Daylight and Sunlight Report concludes that the proposed development complies with the BRE guidance contained in Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (BR209, 2022). However, a closer review of the results indicates that the conclusions understate the potential impact on neighbouring residential amenity.

The report relies primarily on overall average change ratios rather than clearly identifying the impacts on individual neighbouring rooms. While it states that 97% of tested windows comply with the Vertical Sky Component (VSC) guidance, this also confirms that a proportion of neighbouring windows fail the BRE test and will therefore experience noticeable reductions in daylight. In addition, the reported Winter Probable Sunlight Hours (WPSH) change ratio of 0.66 indicates that neighbouring properties may experience a reduction of approximately one-third of their winter sunlight levels. Given that winter sunlight is particularly valuable to residential amenity due to shorter daylight hours and lower sun angles, such a reduction will have a meaningful impact on the quality of light available to neighbouring dwellings.

Furthermore, the BRE guidelines themselves are advisory rather than mandatory and should not be relied upon as the sole determinant of acceptability. Planning authorities are required to consider the broader qualitative impacts on neighbouring residential amenity, including loss of daylight and sunlight, increased sense of enclosure, and the cumulative effects of extensions and alterations to the rear of the property.

In this context, it is considered that the conclusions of the report may not fully reflect the potential impacts on adjoining properties and that the Planning Authority should carefully assess whether the proposed development would adversely affect the reasonable residential amenity of neighbouring dwellings.

Submitted Information - D26A/0068/WEB

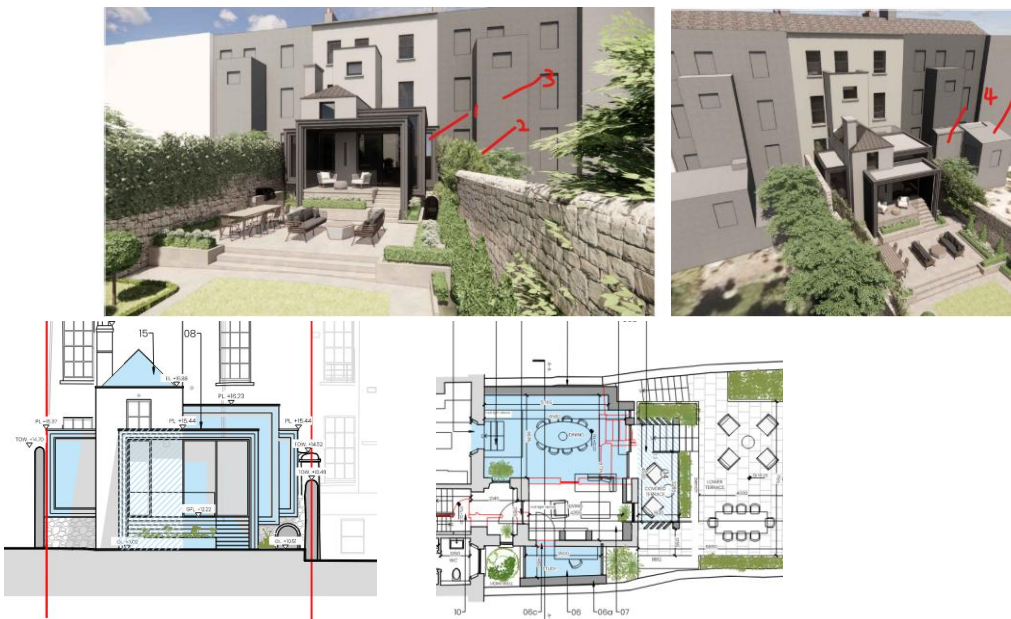
There are some inaccuracies in the information presented in the report and drawings that have a bearing on the impact that the development will have on number 11.

- The proposed drawing P200 has three-dimensional imagery in the bottom right corner. The vegetation shown on the boundary to number 11 does not exist and cannot exist as it is hard landscaping on both sides of the party wall.



Existing condition looking down on party wall from number 11 to number 10. There is nowhere for vegetation shown in the imagery to grow (2 in image below).

- The modelling of number 11 shows an extension to the vertical return and a second lower extension. Neither of these exist (4). It doesn't show the arched window (3). This is relevant as the height of the new roof to the original extension to 10 is above this level.
- The 3d imagery shows glazed connections between the different stepping frames. This is confirmed in internal imagery also. The plan shows these as solid. If the glazing was installed at the rear elevation as shown (1), then the floor level at this point would provide a direct view into number 10 creating potential privacy issues (1). The plan, elevations and the 3d imagery do not appear to match.



Extracts from the application drawing (P) 200

- Sunlight, daylight and shadow analysis uses the flawed 3d model for its analysis. In particular windows 2.0.2 and 2.1.2 do not correctly represent the actual windows and 2.0.3 and 2.0.4 are not windows but are open sides of a canopy on the terrace. I have commented on the analysis below.

3.6 Drainage

There is no detailed design or investigation into the proposed soakaway. It is therefore not known if the soil has the capacity to absorb the surface water produced by the proposed extension. The argument is made that there is a reduction in outflow of surface water due to the replacement of impermeable paving by permeable paving remains unproven. As a minimum a proper BRE Digest 365 report should be submitted that proves the drainage capacity and size of the proposed soakaway. If it is not possible to use a soakaway then there is a potential increase in the runoff into the public sewer which would not be in accordance with the drainage policies of DLRCC.

5. Conclusion

While conservation works are welcomed in principle, the cumulative scale of demolition, structural alteration and extension raises serious concerns regarding:

- Material alteration of Protected Structure fabric,



- Loss of historic integrity,
- Overdevelopment at rear,
- Potential impact on neighbouring amenity.

In light of the above, we respectfully request that An Coimisiún Pleanála overturn the permission for Part of Item 6 the construction of new single storey extension at ground floor level extending over existing lightwell, terrace and plant room to east side of exiting rear return only.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'W. H. O'Sullivan', is written above a horizontal line.

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