

Make a Planning Appeal

Direct URL: <https://forms.gov.ie/en/68e6334b054d8f2739f8ad5b>

Response ID	6a9670e148f82db22327f00f
Date submitted	01/09/2026

Check if you can appeal to An Coimisiún Pleanála

1. What type of appeal are you making?	Third-party appeal (I am appealing the planning authority's decision regarding someone else's application)
2. Have you made a submission on this development to the relevant planning authority?	Yes
3. Given you are making a third party appeal, you must include the acknowledgment document that the planning authority gave to you to confirm you made a submission to it.	1193669NBR2ack_22278.pdf - Virus scan flagged the file as clean
4. Select the statement that applies to you	I am the appellant
5. Throughout the appeal process, we may issue correspondence to the appellant/agent as selected above by email. Please confirm that you are satisfied to receive correspondence by email	Yes

Appeal type

This section will determine the type of appeal you wish to make and calculate the fee involved. If you qualify for the reduced fee, only that amount will be charged.

6. Do you wish to request an oral hearing?	No
7. Please confirm the following fee details are correct:	Yes

Appellant/company details

This section is for details of the person/company who is making the appeal. If you are an agent submitting an appeal on behalf of a person/company, please include their details on this page. You can submit your agent details on the next page if applicable

8. Appellant's full name/Company name	Nicholas hehir
9. Is the appellant/company's address in the Republic of Ireland?	Yes
10. Address	11 LONGFORD TERRACE MONKSTOWN BLACKROCK DUBLIN A94FE43 Ireland
11. Phone number	+353868349094
12. Is there more than one appellant associated with this appeal?	Yes

*Please be advised that An Coimisiún Pleanála will only correspond with one appellant throughout the appeal process. If you wish to include further appellants on the appeal you may do so in your grounds to appeal document.
If the appeal is a third party appeal, you must ensure that you have a planning authority submission acknowledgement letter for each appellant listed. This must be uploaded with your appeal documents.*

Details about the proposed development

This section asks for details about the planning authority decision you wish to appeal

13. Planning authority	Dun Laoghaire/Rathdown County Council
14. Planning authority register reference number	D26A/0068/WEB

15. Address of proposed development

10 LONGFORD TERRACE
MONKSTOWN
BLACKROCK
DUBLIN
A94XY98
Ireland

Grounds for appeal

16. Describe the grounds of your appeal (planning reasons and arguments). You can enter them here or attach them as a document below

I have lived in my family home, no 11 Longford terrace, for 35 years now with my family. I live in the lower basement area of the house. I am writing to lodge my observation and objection to the planning permission decision made by DLRCC for the development of no 10 Longford terrace, Monkstown.

The proposed development is going to be totally detrimental to my daylight and will hugely increase the height of the wall outside my window as seen from my basement light well in the photo below. You will also see the view of the existing wall now from my first floor over basement window. It's clearly seen how this will be hugely oppressive and shaded it allowed. To say it will not have an adverse effect on my day light is untrue. You can clearly see the sky now in this photo which will not be visible after the concrete wall is increased along the party wall as per the planned drawings. You will note the proposed wall will be the same height as the current very large extension previously installed. If you try to imagine a concrete wall this same height which is planned up to and against our party wall how could it not have a massive overbearing impact on my property. This will have a negative effect on the quality of light and therefore existing character to my house, no 11 Longford terrace, which is directly adjoining this terraced house to the development.

This building will give an ominous feeling of being closed in and will feel dreadfully oppressive. As you may or may not be aware one of our previous neighbours put in plans which were granted by DLRCC [decision No P.4091/00 and register reference DOOB/0507] on the 14/12/2000 to build a conservatory on the exactly same area of the terrace of the current plans for no 10 Longford terrace. We of course appealed this decision by DLRCC to grant to An Bord Pleanala in January 2001 due to the affect it would have on the light and causing overshadowing to our house and terraces. This planning was overturned by An Bord Pleanala and refused on this bases and the integrity of this protected structure remained in tact.

I would also like to draw your attention to the applicants drawings. The drawings of my garden and terrace are wholly inaccurate for the impression of the size and bulk seeming less oppressive for the benefit of the clients plans. I do not have any extension on the rear of my house and indeed I have the original granite terrace and railings and all original features and intact for the existing original return extension. We have a sun canopy where they have implied a solid structure. There is no vegetation or planting as implied either against the party wall as shown in the drawings. It is a shame that these features are not kept as part of the conservation guidelines and planning conditions.

I am also drawing your attention that the applicant proposes building over the window of the lightwell of no 10 Longford terrace thereby losing all natural daylight available to the basement which may be contrary to the proper development and planning for this conservation area. These lightwells are part of the very fabric of these houses and we are merely custodians as we live in them preserving as much as possible of the original fabric for the future generations. As there is a large two story extension already built on the rear of no 10 if this extension is permitted there will be no remaining original features left on the rear of no 10.

There is also the issue of the Planning itself. DLRCC granted permission for some of the planning application however after largely changing the design due to refusing half of the plan no further drawings and information were requested and subsequently absolutely no one knows how this design and plan is being built or where it starts and stops and what finishes have been allowed. There is technically no actual finished drawing of a plan to allow planning permission. DLRCC refers to the "ground floor" in its decision for the proposed extension. This is the "first floor over basement" as you have to climb 10 steps to reach this level of the house at the front door. There is a lot of anomalies in this entire permission which I hope you can see for the faults they are and clarify the mistakes.

I thank you for your diligence and hope that you can understand my serious objections to this extension and its detrimental affect on my family home which we have spent countless years restoring and improving this beautiful house of which we are just custodians.

17. Attachment describing the grounds of your appeal (planning reasons and arguments)	IMG_9665.jpeg - Virus scan flagged the file as clean
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****You can also attach further supporting materials on the next page****

Supporting material

If you wish you can include supporting materials with your appeal. Supporting materials include photographs, plans, surveys, drawings, technical guidance documents and so on.

Please note An Coimisiún Pleanála will receive a complete copy of documents/drawings/maps that were submitted at planning authority stage. When submitting supporting material, please only include new documents. (This does not apply to third party appeals where we will always require a copy of your planning authority submission acknowledgement letter.)

18. Supporting material 1	1264482APP2obj_5680.docx - Virus scan flagged the file as clean
19. Supporting material 2	IMG_9666.jpeg - Virus scan flagged the file as clean
20. Supporting material 3	IMG_9664.jpeg - Virus scan flagged the file as clean
21. Supporting material 4	IMG_9673.jpeg - Virus scan flagged the file as clean
22. Supporting material 5	IMG_9663.jpeg - Virus scan flagged the file as clean

If you have added attachments, submitting the form may take a few moments. Thanks for your patience.