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AN COIMISIÚN PLEANÁLA	
LDG-	<u>FEE-PAY-004231</u>
ACP-	
26 AUG 2026	
Fee: €	<u>220</u> Type: <u>CNA</u>
Time:	<u>1746</u> By: <u>NAM</u>

An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1

26 August 2026

Re

Planning Authority: Dún Laoghaire-Rathdown County Council
Planning Application ref. no.: D26B/0351/WEB
Proposed development at no.8 Ardagh Drive,
Blackrock, County Dublin

Dear Sir/Madam,

In the matter of the above planning application we hereby lodge an appeal on behalf of Declan Kinsella, no.10 Ardagh Drive, Blackrock, County Dublin, against the decision of the planning authority. Please find attached the Grounds Of Appeal, the Council's acknowledgement letter and the requisite fee.

Yours faithfully,


Diarmuid Ó Gráda

Mr. Declan Kinsella
10, Ardagh Drive
Blackrock
A94KD36

Receipt for Submission

Date: 20-Jul-2026

Register Ref: D26B/0351/WEB **Date Recd:** 16-Jun-2026
Development: The development will consist of The conversion of existing attic into first floor accommodation comprising two bedrooms, two bathrooms, and study area, new staircase, new dormer window to front elevation, new dormer window to rear elevation, new skylight to study area, removal of existing porch and construction of new porch
Location: 8, Ardagh Drive, Blackrock, Dublin, A94W225
Applicant: Joanne and Ian Ferris
App. Type: Permission

Dear Sir/Madam

I wish to acknowledge receipt of your submission/observation in relation to the above planning application.

All documents are available to view on-line.

You will be notified of the Council's decision in due course.

Please note that, in accordance with Section 251 of the Planning and Development Act, 2000, "where calculating any appropriate period or other time limit referred to in this Act or in any regulations made under this Act, **the period between the 24th Day of December and the first day of January, both days inclusive, shall be disregarded**".

Please note, in accordance with Article 35 of the Planning and Development Regulations 2001 – 2012, persons who made a submission or observation on a planning application will only be notified of the receipt of Further Information(FI) or Clarification of Further Information (CFI), where that FI or CFI is considered significant and requires new public notices.

PLEASE RETAIN THE ATTACHED ACKNOWLEDGEMENT OF RECEIPT OF SUBMISSION OR OBSERVATION. A PERSON MAKING AN APPEAL TO AN COIMISIUN PLEANALA MUST INCLUDE IN THEIR APPEAL THIS ACKNOWLEDGEMENT BY THE PLANNING AUTHORITY OF RECEIPT OF THE SUBMISSION/OBSERVATION.

Yours faithfully

Tricia Reidy

for SENIOR EXECUTIVE OFFICER

(email: planning@dlrcoco.ie telephone: 01-2054863)

**ACKNOWLEDGEMENT OF RECEIPT OF SUBMISSION OR OBSERVATION
ON A PLANNING APPLICATION**

THIS IS AN IMPORTANT DOCUMENT

Keep this document safely. You will be required to produce this acknowledgement to An Coimisiún Pleanála if you wish to appeal the decision of the Planning Authority. It is the only form of evidence which will be accepted by An Coimisiún Pleanála that a Submission or Observation has been made to the Planning Authority on the Planning Application.

DÚNLAOGH AIRE RATHDOWN COUNTY COUNCIL

Planning Application Reference Number: D26B/0351/WEB

A Submission/Observation in writing has been received from:

Mr. Declan Kinsella
10, Ardagh Drive
Blackrock
A94KD36

On: 18/07/2026 in relation to the above planning application.

The appropriate fee of €20 has been paid. (fee not applicable to prescribed bodies / Local Authority Elected Members).

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations 2001, (as amended) and will be taken into account by the Planning Authority in its determination of the planning application.

Tricia Reidy
For Senior Executive Officer

Date 18/07/2026

Planning Authority Stamp

18/07/2026

GROUND OF APPEAL

**PLANNING AUTHORITY:
DÚN LAOGHAIRE-RATHDOWN
COUNTY COUNCIL**

**PLANNING APPLICATION
REF. NO. D26B/0351/WEB**

**PROPOSED DEVELOPMENT
AT NO.8 ARDAGH DRIVE,
BLACKROCK, COUNTY DUBLIN**

DR DIARMUID Ó GRÁDA

AUGUST 2026

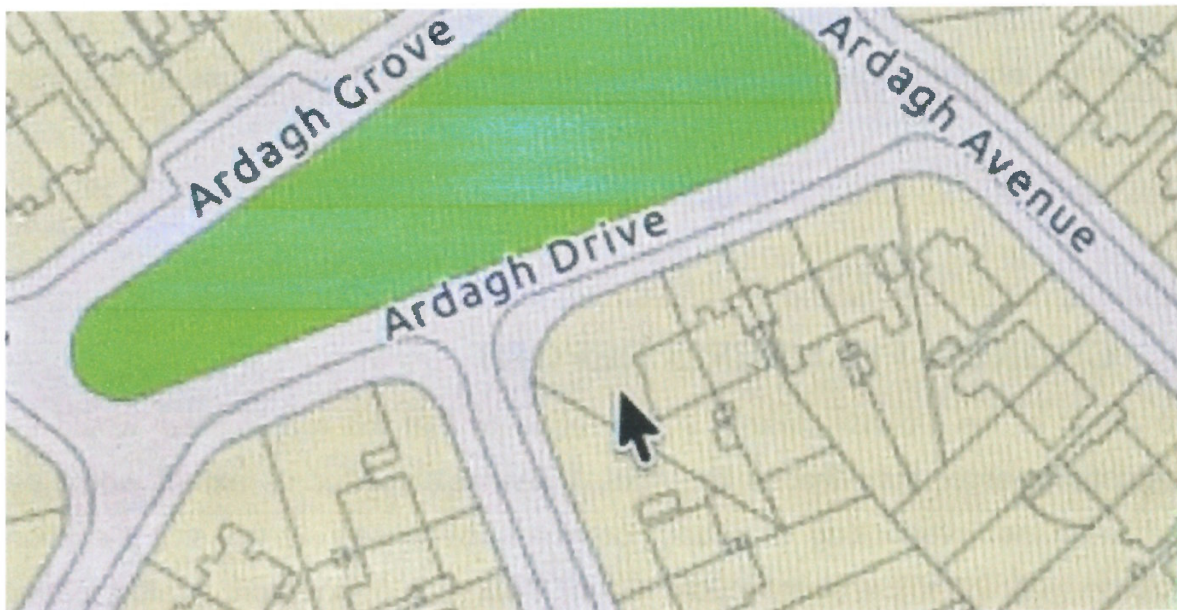
1 CONTEXT

This third party appeal concerns a corner site within the mature Ardagh housing estate, lying to the west of Blackrock. It is intended to make substantial alterations to the existing semi-detached corner dwelling. This is a proposal to create a first floor level within the existing bungalow. The additional accommodation is described as two bedrooms, along with bathrooms a study and other spaces, all at first floor level.

Those additions would be served by an oversized roof, served by new dormer windows to the front and rear, along with a skylight. In our opinion, the intended roof would have an entirely disproportionate scale, giving a very different appearance, that would make it stand out as an intrusive feature in the streetscape. We invite An Coimisiún to find that the application is, in reality, for a change of house type.

2 DEVELOPMENT PLAN

In the County Development Plan these residential properties at Ardagh Drive are included in the A zone where the stated objective of the Council is to provide residential development and to improve residential amenity while protecting the existing residential amenities. Our photo below shows the relevant part of the Development Plan map with an arrow indicating the subject site. We should point out that the map is outdated because the site coverage at the subject site is much higher than shown there.



3 PLANNING HISTORY

A decade ago permission was granted (ref. D16A/0001) for a substantial enlargement of the dwelling. In that case the stated floor area of the bungalow was 78 sq. metres and the proposal was to add 98 sq. metres, including a kitchen, living room, etc.

As the Council planner's report now confirms a notable consideration in that previous decision was the single-storey flat-roof design and the proposal for a new 1.8 metres wall along the dividing boundary with no.10. Another notable point, in stark contrast to the more superficial decision in the current instance, there were 13 conditions attached to the permission and they took more account of the amenity at no.10, our client's home.

4 PLANNING AUTHORITY DECISION

The Council decided to grant permission and there were just two conditions included. The appellant was very disappointed by that decision; it did not adequately address our client's concerns, as expressed in his lodged observation. Condition no.1 is a

standard condition which makes no change to the proposal itself. Condition no.2 does not alter the position/size of the rear windows that are the main cause for the third party concern.

5 COUNCIL PLANNER'S REPORT

The report of the Council planner states (page 5) that the rear dormer would be substantially larger than that to the front. It then states that its extent would be acceptable (not overlooking or visually dominant) because only the side elevation would be visible from the street (public realm). That is, in our opinion, a rather partial assessment and it does not take adequate account of the impact of the rear dormer on the appellant's property at no.10 Ardagh Drive. Put simply, we believe the Council failed to implement the A zone objective in this case. For that reason, the two conditions included in the decision are inadequate and unreliable.

6 PLANNING CONSIDERATIONS

6.1.1 APPELLANT'S CONCERNS

The receiving environment reveals the excessive impact the proposal would have at no.10. Our client's main living area has windows facing north-east and north-west, as shown below (photo no.1).



PHOTO NO.1

Contrary to the statement of dimensions given in the report of the Council planner we wish to correct the misleading description/assessment. As our photo shows the foremost impact would be felt within this extensively-glazed family living room and that would be within 9 metres approx. from the nearest proposed new window that would light the bedroom.

The established aspect and natural lighting would be greatly depleted. The intended bedroom window, indeed the combination of three rear dormer windows now intended, would do great harm to that established amenity and privacy.

Our client's aspect would be materially diminished and the property value would be correspondingly reduced. Those losses exceed the limits imposed by the Development plan objective for the A zone.

6.1.2 The primary concern is the scale of the rear dormer. Its corner position and orientation, combined with the excessive dimensions, would be materially overbearing and domineering, bringing a sharp reduction in the residential amenity of no.10 Ardagh Drive. In our opinion the scale of that impact would contravene the stated objective for the A zone, as expressed in the County Development Plan.

Our client holds that the altered glazing of those rear dormer windows would be to lenistic and therefore the central concern over privacy still remains. The occupation of our client's family home would be less settled and tranq ul as a result, and that loss of undisturbed occupation would be felt both indoors and also in the rear garden. That loss of amenity is excessive and unreasonable.

6.1.3 As the Planning History above revealed the bungalow of 78 sq. metres previously got permission for an extension of 98 sq. metres (ref.D16A/0001). This latest proposal would bring a further substantial increase (77 sq. metres) in the floor area currently stated at 179 sq. metres. On that basis, the proposal would increase the bungalow from the original 78 sq. metres up to 256 sq. metres. We contend this is an excessive departure (almost 320%) from the bungalow design and, in reality, there would be a change of house type. What we now see is two-storey house with a much wider footprint.

We believe our assessment is confirmed when we recall that the intended floor area shows a first floor extending 8.5 metres by 8.5 metres approx. That extent means the space is more than two dormers, i.e. it would comprise a first floor level.

6.1.4 Dún Laoghaire-Rathdown County Development Plan recognizes the merit of twentieth century housing estates such as Ardagh that were designed and laid out on the *Garden City* model. An essential feature of that model is the generous garden space, supported by a consistent building line and modest building footprint. We invite An Coimisiún to find that policy/ objective would now be entirely cast aside, and that damaging impact would come at an excessive cost to the family at no.10.

6.2 VISUAL IMPACT

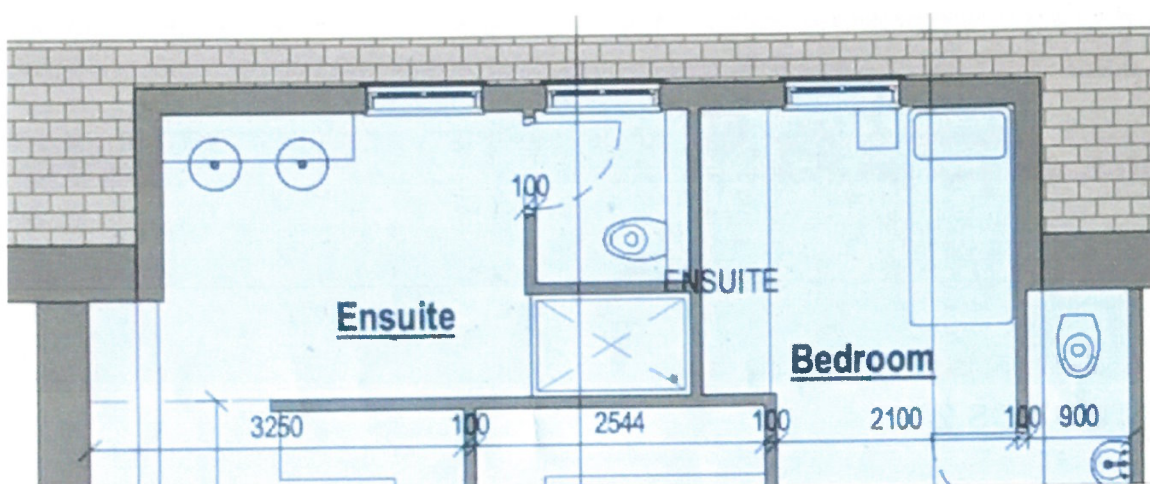
The proposed rear elevation shows three dormer windows of uniform size/design (each being 1 sq. metres approx.). The dormer extension would be over 7 metres wide

and the windows would be inserted 4 metres above the garden level. As a result, the oversized rear dormer would look like a new wing to the building.

In addition, the drawings show the rear dormer as a ridge-roofed structure with a roof pitch entirely at odds with the bungalow itself. The proposed windows would have a different and contrasting design, using a vertical emphasis, instead of horizontal. All those features are disruptive and they make the rear dormer stand out more. Consequently, the oversized dormer would appear as an entirely new wing. As stated above, its excessive scale/discordant external finishes would make it look like a first-floor level instead of a dormer.

6.3 EXCESSIVE DORMER FENESTRATION

It is intended to insert three windows in the rear dormer. Only one of them would serve a bedroom, with the two others lighting a bathroom and a toilet. That arrangement can be seen below.



We now set our own artist's impression of the intended first floor rear windows. That is a 'before and after' pair of images and it serves to illustrate how out of place those multiple windows would be when viewed from our client's living area. In our opinion much of that damaging impact would be due to the excessive proximity involved.



PHOTOS NOS.2/3

All those windows would be vertically hung i.e. not using any rooflights. We now request AnCoimisiún to review the excessive number of windows in that rear dormer, along with their damaging impact on no.10. In our opinion, the intended accommodation could be readily adjusted to make use of rooflights instead of windows. That needs to be done so that our clients home will retain the residential amenity guaranteed by the A zone objective.

7 CONTINGENCY SUBMISSION

In the event of An Coimisiún deciding to grant permission we request that the scale/impact of the rear dormer wing be addressed. We ask that the rear attic windows be replaced by rooflights like those already in situ on the west elevation, as shown in the photo below. We request that the three rooflights be inserted into the rear slope of the roof, i.e. flush with the terracotta tiles, with no projecting element. That change would bring the proposal closer to the Council's objective for the A zone. It would considerably reduce the damaging impact on no.10.



PHOTO NO.4

8 CONCLUSION

In our opinion the potential for extending the bungalow at no.8, in a manner consistent with the A zone, has already been used up. It now looks totally different from the dwelling designed for that corner of Ardagh Drive. There is an abrupt protrusion of blank walls at the street corner that degrades the intersection. As our photo below reveals, it looks entirely undomestic. In civic design terms it has degraded the streetscape. That inconsistent change must not be extended any further.



PHOTO NO.5

We invite An Coimisiún to find that the multiple additions now intended would further detract from the residential amenity of the immediate neighbours at no.10. That loss would mostly be felt from the excessive proximity and number of windows overbearing on the appellant's family home. Put simply, this proposal seeks to replace the bungalow at no.8 with a two-storey house. Moreover, that house would have a flat roof instead of the pitched, tiled roof that typifies the Ardagh estate.

As the changes to-date at no. 8 reveal an excessive burden has been imposed on no.10. The record shows that the Council has not been consistent in implementing its own Development Plan zoning objective. Our photo above reveals the lack of regard for the established building line, the consistent roof pitch, the elegant fenestration, etc. For that reason our client does not accept the terms of condition no.2 of the latest decision. The only remedy is entire excision of the rear dormer element.