12 November 2026

ANDREW LOHAN ARCHITECTURE

An Coimisiún Pleanála
64 Marlborough Street,
Dublin 1
D01 V902

FIRST PARTY APPEAL AGAINST REFUSAL - Ref D26A/0648 DLRCOCO

Dear Sir/Madam

Re: First Party Appeal against the refusal of permission by Dun Laoghaire Rathdown County Council for a new glass front porch to the existing dwelling at 15, 15.5 & 16 Burdett Avenue, Sandycove, Co. Dublin for Aidan & Marjorie O'Hogan. Planning Ref D26A/0648

We are the Architects for the application reference above, and have been instructed by our clients Aidan & Marjorie O'Hogan to submit this Appeal.

INTRODUCTION

The appeal relates to the refusal by Dun Laoghaire Rathdown County Council of a proposal to add a small single-storey glass front porch to the front of 15/15.5/16 Burdett Avenue, Sandycove, (a protected structure adjacent to the seafront), to provide shelter and protection to the exposed entrance door and hallway.



Rendered View of Proposed Porch



View of the existing modern rear extension and seafront

GROUNDS FOR APPEAL

Permission for a similar glass porch was previously granted by DLRCOCO (Ref D10A/0089) as part of the refurbishment of the house in 2010, including for the addition of a clean modern rear extension which successfully compliments the original Architecture and is now generally admired as somewhat of a landmark on the seafront.

The porch has been designed in accordance with the requirements of the Development Plan and good conservation practice in that it is; a legibly modern extension, designed to be visually unobtrusive, can be installed without damaging the protected fabric (and indeed will protect the exposed door) and would be readily removable.

The current application (Ref D26A/0648) was considered acceptable by the case Planner but refused on the basis of a conflicting opinion from the Conservation department. The case Planner wrote positively in the Planners Report that *"It is noted that the scale of the proposed development is relatively small, and having regard to the submitted information, it is not considered that the proposed porch would have a significant or negative visual impact on the house or on neighbouring property. The proposed porch would be a small, qualitative addition to the building andwould not impact the residential amenity of adjoining houses. It is therefore considered that the design of the porch structure is acceptable"* and *"It is noted that the proposed development relates to relatively minor works, and would not therefore cause any significant additional impacts to the privacy or amenity of neighbouring properties."*

That the original design was granted permission, and that this design was viewed favourably in the Planner's Report for the current application indicates that the refusal is based on a difference of opinion and interpretation of the development plan requirements, rather than a clear planning argument, and in our opinion, the current proposal is as reasonable and appropriate to the building as the previously permitted porch design.

Seeing the physical location of the house and the reality of the exposed local environment is important to appreciate the necessity of a porch to protect the entrance.

We have attached a report from Conservation Consultant J. P. Colclough *MA Cantab, Dip Conservation Studies (York), Dip Arch, RIBA* which also sets out grounds for appeal.

We trust this is in order, but please contact us should you have any queries.

Andrew Lohan Architect DipArch BArchSC FRIAI
RIAI Conservation Grade III
ANDREW LOHAN ARCHITECTURE
m: 353 (0)87 226 7741 e: architecture@AndrewLohan.com



Previous porch added c1989 and removed in 2010



Porch previous to 1989