Third Party Appeal in relation to a Local Authority's decision to Grant Planning Permission for a Residential Development

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Description of Development: The development will consist of the partial demolition of the existing side garage and demolition of the existing rear sunroom; alterations to the front elevation including removal of the existing screen door, construction of a new portico and re-rendering of the existing pebbledash finish; construction of a part single-, part two-storey extension to the side and rear; construction of a rear dormer roof extension and installation of two rooflights to the front roof slope; replacement of all existing windows and external doors; and all associated site development works, including driveway widening, drainage and landscaping.

Address/Location of Proposed Development:	3 Castle Park, Monkstown Castlefarm, Co. Dublin, A94E186
Name of Applicant:	Fergal O'Sullivan
DLRCC Register Reference No.:	D26A/0671/WEB
Date of Notification of Decision:	29 Oct 2026
Submission To:	The Secretary An Coimisiún Pleanála 64 Marlborough Street, Dublin 1, D01 V902

Prepared on behalf of:

Name of Appellant:	Fiona Macken
Date:	16 November 2026

The Secretary
An Coimisiún Pleanála
64 Marlborough Street,
Dublin 1, D01 V902

16th November 2026

Development: **Permission for the demolition of the existing side garage and demolition of the existing rear sunroom; alterations to the front elevation including removal of the existing screen door, construction of a new portico and re-rendering of the existing pebbledash finish; construction of a part single-, part two-storey extension to the side and rear; construction of a rear dormer roof extension and installation of two rooflights to the front roof slope; replacement of all existing windows and external doors; and all associated site development works, including driveway widening, drainage and landscaping.**

Applicant: **Fergal O'Sullivan**

Location: **3 Castle Park, Monkstown Castlefarm, Co. Dublin, A94E186**

Dun Laoghaire Rathdown Co. Co. Register Reference No.: **D26A/0671/WEB**

Date of Notification of Decision to Grant Planning Permission: **29 Oct 2026**

INTRODUCTION

This Third Party Appeal in relation to the decision noted above has been prepared by NODE Architecture, 42 Dawson Street, Dublin D02 NX79 on behalf of Fiona Macken of no.4 Castle Park, Monkstown, Castlefarm, Co. Dublin, immediate neighbour to the proposed development.

The appeal relates to a Notification of Decision to Grant Planning Permission (Register Reference D26A/0671/WEB) issued by Dun Laoghaire Rathdown County Council on 29 October 2026, for the above development.

Our client does not support the decision of the local authority to grant permission for this development and would request An Coimisiún Pleanála to review the decision.

A copy of the Receipt for the original Observation submitted by our client is attached herewith at Appendix A.

A requisite fee in the amount of €220.00 in respect of this appeal is submitted herewith.

PROPOSED DEVELOPMENT

The development primarily consists of the construction of a part single, part two-storey extension to the side and rear of the existing house and construction of a rear dormer roof extension.

DLR PLANNING POLICY

The relevant policies and objectives in relation to dormer windows are set out in Chapter 12 of the Dun Laoghaire Rathdown County Development Plan 2022 – 2028.
Section 12.3.7 *Additional Accommodation in Existing Built-up Areas*
12.3.7.1 Extensions to Dwellings (iv) Alterations at Roof/Attic Level:

> *Dormer extensions to roofs, i.e. to the front, side, and rear, 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.*

We set out herewith the combined observations and concerns in relation to the proposal which are informed by the planning guidelines and policy noted above.

The proposed development fails to comply with these standards as follows:

1.01 Overlooking, Overshadowing and Loss of Amenity

1.01.1 The proposed dormer extension to the rear of the main house is over 6.2m in length and incorporates three very large windows. Due to its scale, mass and proximity, the proposed dormer window will have an overbearing effect and, because of their size and proximity to the boundary, the windows within the dormer structure will create a loss of privacy. They will overlook my garden and my living room which is located in the extension to the rear of my house and has a rooflight centred over it.

2.01 Inappropriate Design

2.01.1 The physical size of the dormer to the rear of the house is completely overscaled and inappropriate in this domestic environment. We would suggest that the small study desk in the centre of the plan should be omitted and two moderately sized dormer windows placed on the roof. These serve only the bathroom and the

stairwell and hence do not require very large windows. We would also suggest that the glass to these windows should be opague.

Conclusion

Our client is concerned about the foregoing aspects of the proposal and the possible negative effects they would have on her property and on the amenity of her property.

The design of the proposed development is poorly executed, incorporates aspects which cause overlooking, overbearing and loss of privacy and as such is contrary to the proper planning and sustainable development of the area.

While we have no objection in principle to permission being granted for an extension to this property, we are of the opinion that the current proposal is inappropriate and should be redesigned.

We would respectfully request that An Coimisiún Pleanála recommend that the design of the foregoing aspects of the proposed development be revisited to take the foregoing concerns into account.

Yours faithfully



Noel O'Dwyer
B Arch FRIAI DESS

FOR AND ON BEHALF OF:

Fiona Macken, no.4 Castle Park, Monkstown, Castlefarm, Co. Dublin.

APPENDIX A

Copy of the Receipt for the original Observation

t + 353 1 6711 402 f + 353 1 6711 770 w: www.node.ie e: mail@node.ie

Comhairle Contae County Council

Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland
Tel: 01 205 4700 Fax: 01 280 6969 Web: www.dlrcoco.ie

Ms Fiona Macken
4, Castle Park
Monkstown
DUBLIN
A94E985

Receipt for Submission

Date: 09-Oct-2026

Register Ref: D26A/0671/WEB **Date Recd:** 07-Sep-2026
Development: The development will consist of the partial demolition of the existing side garage and demolition of the existing rear sunroom; alterations to the front elevation including removal of the existing screen door, construction of a new portico and re-rendering of the existing pebbledash finish; construction of a part single-, part two-storey extension to the side and rear; construction of a rear dormer roof extension and installation of two rooflights to the front roof slope; replacement of all existing windows and external doors; and all associated site development works, including driveway widening, drainage and landscaping.

Location: 3 Castle Park, Monkstown Castlefarm, Co. Dublin, A94E186
Applicant: Fergal O'Sullivan
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.

Comhairle Contae County Council

Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland
Tel: 01 205 4700 Fax: 01 280 6969 Web: www.dlrcoco.ie

Yours faithfully

Bernie Gilsenan

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for SENIOR EXECUTIVE OFFICER

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

Comhairle Contae County Council

Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland
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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 Coimisiun Pleanala if you wish to appeal the decision of the Planning Authority. It is the only form of evidence which will be accepted by An Coimisiun Pleanala that a Submission or Observation has been made to the Planning Authority on the Planning Application.

DÚN LAOGHAIRE RATHDOWN COUNTY COUNCIL

Planning Application Reference Number: D26A/0671/WEB

A Submission/Observation in writing has been received from:
Ms Fiona Macken
4, Castle Park
Monkstown
DUBLIN
A94E985

On: 09/10/2026 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.

Bernie Gilsenan
For Senior Executive Officer Date 09/10/2026

Planning Authority Stamp

09/10/2026

dlr Comhairle Contae County Council