



An
Coimisiún
Pleanála

Direction
CD-020041-25
ABP-321911-25

The submissions on this file and the Inspector's report were considered at a meeting held on 25/06/2025.

The Commission decided to refuse permission for the following reasons and considerations.

Planning

Commissioner:

Mick Long

Date:

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the height, scale, massing and bulk of the proposed development, to the established built form and character of the surrounding area and the existing dwelling on the site, and to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, including the 'A' zoning objective for the area "To provide residential development and improve residential amenity while protecting the existing residential amenities" it is considered that, the proposed three-storey house in a prominent position in close proximity to three protected structures, would by virtue of its excessive height and scale, be visually obtrusive and incongruous and

out of character with the established pattern of development in the surrounding neighbourhood, including the adjacent Amristar property, and would dominate the view from Sorrento Road to the protected structures Prince Patrick House and the adjoining Arcadia. The proposed development would therefore, not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission was satisfied that there was sufficient justification for the demolition of the existing property provided but did not agree that the proposed development, given its scale and massing, made a positive contribution to the established character of the urban neighbourhood and streetscape, will not result in unacceptable impacts on the visual amenity of the area and will reduce visibility of Prince Patrick House a protected structure from a northern viewpoint.