

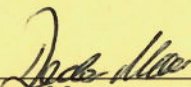
An
Coimisiún
Pleanála

Direction
CD-020819-25
ACP-322826-25

The submissions on this file and the Inspector's report were considered at a meeting held on 29/09/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning Commissioner:


Declan Moore

Date: 30/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the prominent location of the appeal site, the scale and design of development as proposed including the modification of the existing roof structure and raising the existing gables (in a style not evident in the local streetscape), the form of the dormers to the front elevation (inconsistent with Section 4 of the SDCC House Extension Design Guide and the selection of materials, it is considered that the proposed development would detract from the visual amenity and special character of the Architectural Conservation Area (Rathcoole Village), and would thus contravene policy and objectives of the South Dublin County Development Plan 2022-2028 including

- (i) Section 12.3.8 Architectural Conservation Areas;

- (ii) NCBH20 Objective 3 which seeks 'To ensure that new development, including infill development, extensions and renovation works within or adjacent to an Architectural Conservation Area (ACA) preserves or enhances the special character and visual setting of the ACA including vistas, streetscapes and roofscapes';
- (iii) Policy NCBH20 which seeks 'To preserve and enhance the historic character and visual setting of Architectural Conservation Areas and carefully consider any proposals for development that would affect the special value of such areas'; and
- (iv) EDE13 Objective 2, which seeks 'To protect and conserve the special character of the historic core of traditional villages and to support their enhancement and upgrade'.

The development, if permitted, would set an undesirable precedent for other similar developments, which would in themselves and cumulatively, be harmful to the amenities of the ACA and surrounding area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.'