

An  
Coimisiún  
Pleanála

**Direction**  
**CD-020915-25**  
**ACP-322898-25**

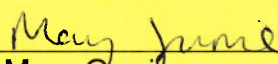
The submissions on this file and the Inspector's report were considered at a meeting held on 09/10/2025.

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

#### **Planning**

**Commissioner:**

**Date:** 14/10/2025

  
Mary Gurrie

#### **DRAFT WORDING FOR ORDER**

##### **Reasons and Considerations**

Having regard to the nature and scale of the proposed development in an area subject to land zoning Objective A which aims 'to provide residential development and improve residential amenity while protecting existing residential amenities' it is considered that the proposed development, by reason of the fenestration arrangements along the eastern and western elevations, and the separation distances to adjoining properties, would seriously injure the residential amenity of adjoining properties due to overlooking, and in addition would result in poor levels of

daylight and sunlight in the internal rooms on the ground floor resulting in a poor standard of residential amenity for existing and future residents of the dwelling. The proposed development would thus not protect existing residential amenities contrary to the A zoning objective, and would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission considered that having regard to the close proximity of the proposed windows along the eastern and western elevation to the site boundary walls the proposed development would result in a poor standard of daylight and sunlight in the internal rooms on the ground floor resulting in a poor standard of residential amenity for existing and future residents. The Commission further considered that the provision of opaque windows to mitigate overlooking of the adjoining properties, as recommended by both the planning authority and the inspector, would further diminish the residential amenity of the internal rooms. The Commission considered therefore that the proposed development would therefore contravene the residential zoning objective, contrary to the proper planning and sustainable development of the area.