

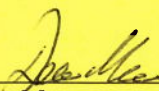
An
Coimisiún
Pleanála

Direction
CD-020956-25
ACP-322914-25

The submissions on this file and the Inspector's report were considered at a meeting held on 14/10/2025.

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: 14/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to Zoning Objective A of the Dún Laoghaire Rathdown County Development Plan 2022-2028, which seeks 'to provide residential development and improve residential amenity while protecting the existing residential amenities', and to the parameters set out in section 12.3.7.5 (Corner/Side Garden Sites) and section 12.3.7.7 (Infill) of the same plan, it is considered that the proposed development, by virtue of its proximity to site boundaries, building heights and the proposed design(s) would represent an overbearing form of development which would be visually obtrusive and out of character with the existing pattern of development in the area. The proposed development would provide a poor standard of residential amenity for future occupants, would seriously injure the amenities of adjoining dwellings and would, therefore, be contrary to the proper planning and sustainable development of the area.