



An
Coimisiún
Pleanála

Direction
CD-021526-25
ACP-323648-25

The submissions on this file and the Inspector's report were considered at a meeting held on 09/12/2025.

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

Planning

Commissioner:


Patricia Calleary

Date: 09/12/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Notwithstanding the acceptability of a contemporary architectural designed house on this prominent corner site, the proposed development, by virtue of its design and scale, appears visually incongruous and fails to achieve an appropriate design response to its context accordingly. For these reasons the proposed development would seriously injure the visual amenities of the area, contrary to Section 14.10.1 and Objective DMSO32 which relate to infill development and development in corner site and side gardens and would also give rise to unacceptable negative residential amenity impacts on No. 1 Oak Avenue in terms of overbearance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.