



An  
Coimisiún  
Pleanála

**Direction**  
**CD-021545-25**  
**ACP-323757-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 11/12/2025.

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

### **Planning**

**Commissioner:**

**Date:** 11/12/2025

*Patricia Calleary*  
Patricia Calleary

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to residential zoning of the site, to the residential character of the area, to the design, scale and massing of the proposed development and to the policies and objectives set out in the Dun Laoghaire-Rathdown County Development Plan 2022-2028, it is considered that the proposed development would seriously injure the residential amenity of neighbouring dwellings, would have a visually intrusive and incongruous appearance from the adjoining properties and the public road seriously injuring the visual amenity of the area and would be contrary to Sections 12.3.7.5 Corner/Side Garden Sites and 12.3.7.7 Infill of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 . The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.