



An  
Coimisiún  
Pleanála

**Direction**  
**CD-021683-26**  
**ACP-323776-25**

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The submissions on this file and the Inspector's report were considered at a meeting held on 09/01/2026.

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

**Planning**

**Commissioner:**

Marie O'Connor  
Marie O'Connor

**Date:** 13/01/2026

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

The proposed development would be contrary to Section 12.3.7.5 (Corner/Side Garden Sites) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, as the development of this corner site for a dwelling, when taken in conjunction with existing pattern of development in the urban area, does not respect the size or design, and its relationship with the existing dwelling and the immediately adjacent properties. The proposed development would detract from the character and visual appearance of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:**

The Commission was satisfied that the proposed dwelling follows the building line along Hillside, and although it does not follow the building line of Barnhill Avenue it is considered acceptable in the context of the location of the site on the corner/side garden of the existing dwelling facing onto Hillside.