



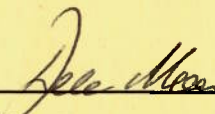
An
Coimisiún
Pleanála

Commission Direction
CD-000676
PL-500830-DR-26

The submissions on this file and the Inspector's report were considered at a meeting held on 08 June 2026.

The Commission decided by majority (2:1) to refuse permission for the following reasons and considerations.

Planning Commissioner:



Declan Moore

Date:

9th day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Notwithstanding recent substantial changes to the general layout, the site proposed for development still lies within the curtilage and attendant grounds of Mountain View House, a Protected Structure (RPS No. 1007). Having regard to the specific design, the absence of any visual break in the massing and/or materials of the proposed structure, the roof profile, the limited separation

between first floor fenestration and the roofline, and the overall 'squat appearance' of the proposed two-storey semi-detached dwellings, the Commission is not satisfied that the development has demonstrated the level of subservience and sensitivity required for new works within the setting of a Protected Structure. The proposal does not sufficiently comply with the requirements of Policy Objective HERS and Section 12.11.2.3 of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, which seek to ensure that development within the curtilage of a Protected Structure protects and enhances its character, setting and special architectural interest. The Commission is therefore not satisfied that the proposed development would preserve the special character or setting of Mountain View House. The proposed development 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 agreed (instead) with the Planning Authority's (PA) Conservation Officer that the 'architectural expression, bulk and massing of the current proposal are insufficiently sensitive to the character and setting of the Protected Structure and represent a regression compared with earlier (*more contemporary*) schemes', and noted that the PA's Senior Executive Planner concurred that the 'design of the proposed development is not optimal for a site in the curtilage of a protected structure, and that a more contemporary design would be preferable'. The Commission also noted that, subject to a more contemporary design, the height of any new dwellings could exceed the eaves of the adjacent protected structure while remaining subservient to it. The Commission agreed with the Inspector's assessment that the proposed two storey development would not give rise to unacceptable overlooking, unacceptable impacts on the amenity space of

Mountain View House, traffic safety concerns or drainage issues, subject to appropriate conditions.