

The submissions on this file and the Inspector's report were considered at a meeting held on 19 June 2026.

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

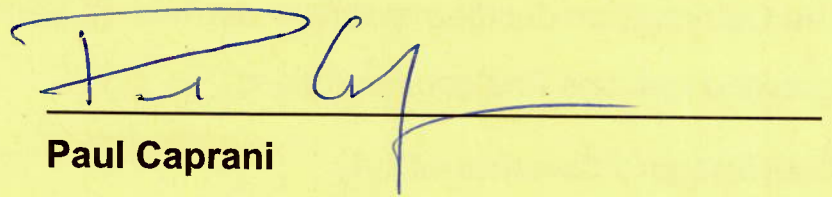
Reasons and Considerations

The existing widened vehicular entrance for which retention of planning permission is sought contravenes Section 12.4.8.1 and Section 12.4.8.2 of the Dun Laoghaire Rathdown Development Plan 2022-2028 in relation to maximum dimensions permitted for vehicular entrances and ensuring entrance piers harmonise within the existing streetscape. The proposed development is therefore contrary to the proper planning and sustainable development of the area.

In deciding not to accept the inspectors recommendation to grant planning permission, the Commission did not accept the inspectors conclusion that the proposed development would not be visually obtrusive and agreed that the pillars as constructed were excessive in terms of height and scale and were not generally reflective of the size and scale of piers in the vicinity. It was also noted that the current development plan is clear and unambiguous in limiting the size of new vehicular entrances to 3.5 meters in width and the appellant had not provided and justification as to why this policy objective should be contravened in this instance. The Commission also considered that the size of

the proposed entrance, in conjunction with adjoining entrances would dominate the the property's frontage and therefore would be contrary to Section 12.4.8.2 of the Development Plan. While references were made to precedent decisions on on Merville Avenue in the grounds of the 1st party appeal, these decisions were made under the provisions of a previous development plan, and related to the seeking of planning permission for the provision / remodeling of houses on the site, rather than specifically relating to widening of vehicular entrances.

Planning Commissioner:



A handwritten signature in blue ink, appearing to read 'Paul Caprani', is written over a horizontal line. The signature is stylized and cursive.

Paul Caprani

Date:

19th day of June 2026