

An  
Coimisiún  
Pleanála

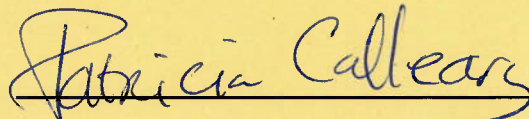
**Commission Direction**  
**CD-000781**  
**PL-501027-DR-26**

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The submissions on this file and the Inspector's report were considered at a meeting held on 23 June 2026.

The Commission decided to refuse permission for the following reasons and considerations.

**Planning Commissioner:**

  
\_\_\_\_\_  
**Patricia Calleary**

**Date:**

**23<sup>rd</sup> day of June 2026**

### **Reasons and Considerations**

The proposed development on a constrained and irregular shaped site, would substantially breach the established front building line of the houses in the area, particularly at first floor level and due to its presented design and positioning does not represent an acceptable form of development by reference to Section 12.3.7.5 (Corner/Side Garden Sites) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028. The proposed development would detract from the character and visual amenities of the area, would be contrary to the provisions of the statutory

development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

In disagreeing with the inspector, the Commission did not share the view of the inspector that the proposed development would not seriously injure the visual amenities of the area or that it would not detract from the character of the area on the basis of the design which proposed a substantial breach of the building line at first floor level, which would detract from the character and visual amenities of the area accordingly and which would be contrary to development plan policy.

**Note:**

Any future planning application should be accompanied by accurate 3D computer generated images.