



An
Coimisiún
Pleanála

Commission Direction
CD-001040
PL-501140-DR-26

The submissions on this file and the Inspector's report were considered at a meeting held on 10 August 2026.

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

Planning Commissioner:

Marie O'Connor

Date:

11th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

It is considered that, by reason of the siting of the additional dwelling within the curtilage of, and to the front of, the Protected Structure and having regard to Policy Objective HER 8 -Work to Protected Structures of the Dun Laoghaire Rathdown County Development Plan 2022-2028, that the proposed development

is not sensitively sited and designed and would negatively impact the special character and appearance of the Protected Structure and would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

Having regard to section 12.3.7.1(i) of the County Development Plan, the proposed access arrangements for Duplex 1 and the design of the proposed porch, it is considered that the introduction of a new porch and sliding doors detract from the symmetry, balance and proportions of the facade of the Protected Structure and would form an incongruous feature on the principle facade, would not complement the facade of the Protected Structure and would be contrary to the proper planning and sustainable development of the area.

Having regard to the restricted nature and shape of the site of the proposed new dwelling to the front of the Protected Structure and the established pattern of development in the surrounding neighbourhood, it is considered that the construction of a new dwelling to the front of the Protected Structure when combined with the subdivision of the main dwelling would constitute overdevelopment of the site, would be visually obtrusive when viewed from the streetscape and out of character with development in the vicinity and would not protect the existing residential amenity contrary to the Zoning objective A and Section 12.3.7.7 Infill of the County Development Plan. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspectors recommendation to grant permission, the Commission were not satisfied that the design, aspect, location and siting

of the new dwelling to the front of the Protected Structure and the design and layout of the access arrangements for Duplex 1 would not result in an incongruous structure within the curtilage of the Protected Structure and would negatively impact on its special character and appearance.