

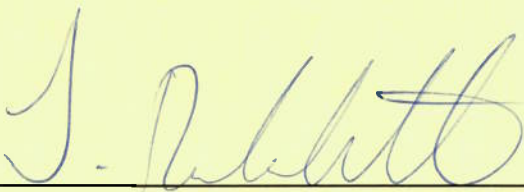
An
Coimisiún
Pleanála

Commission Direction
CD-001204
PL-501336-CE-26

The submissions on this file and the Inspector's report were considered at a meeting held on 03 September 2026.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, as indicated in the draft Order hereunder.

Planning Commissioner:


Tom Rabbette

Date:

3rd day of September 2026

DRAFT ORDER

Reasons and Considerations

Having regard to:

- the location of proposed windows on the shared site boundaries to the north-east and south-west serving habitable rooms,
- the close proximity of the proposed front elevation (south-east facing), which includes a vehicular entrance to a car port, to the rear of No. 3 Linnane's Terrace,

- the lack of clarity as to how the dwelling is to be accessed with access to the front door and external steps to the lower level, both in the south-west elevation, being via third party lands outside of the red line boundary as indicated in the plans and particulars submitted with the application,
- The restricted width of the access lane, the substandard alignment of this lane, the condition of this lane and lack of clarity as to access rights over this lane at the rear of Linnane's Terrace to access the application site,
- the quantity and quality of the private open space proposed to serve the dwelling, and
- the site coverage proposed,

it is considered that the proposed development represents haphazard and non-integrated form of development relative to the established pattern of residential development in the immediate area, would result in a residential development that would be visually incongruous relative to neighbouring residential development, would constitute over-development of the subject site, would adversely impact on the neighbouring residential amenities by reason of overlooking and the car turning movements generated in close proximity to No. 3 Linnane's Terrace, would result in a substandard form of residential amenity for the future occupants of the proposed dwelling and would set an undesirable precedent for similar form of substandard urban development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.