

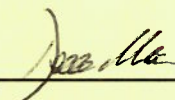
An
Coimisiún
Pleanála

Commission Direction
CD-001223
PL-501339-DR-26

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

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning Commissioner:



Declan Moore

Date:

10th day of September 2026

Reasons and Considerations

It is considered that the proposed development because of its size, height, design, layout, massing, lack of quality private open space and relationship to the existing dwelling and immediately adjacent properties would seriously injure the visual amenity of the area, would be incongruous in the streetscape and would not maintain the physical character of the area. The Commission is satisfied, based on the information provided, that the proposed development would be contrary to the provisions of Section 12.3.7.5 Corner/Side Garden Sites, Section 12.3.7.7 Infill and Section 12.8.3.3 Private Open Space of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. The proposed development would set an undesirable precedent for similar development and would, therefore, be contrary to the proper planning and sustainable development of the area.