An Coimisiún Pleanála

Commission Direction
CD-001418
PL-501639-DR-26

The submissions on this file and the Inspector's report were considered at a meeting held on 07 October 2026.

The Commission decided to grant permission in accordance with the following reasons, considerations and conditions.

Planning Commissioner: _____

Liam McGree

Date: **15th day of October 2026**

DRAFT WORDING FOR ORDER

Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted

and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 2 so that it shall be as follows for the reason set out.

2. Reconstructed boundary walls along Newtownpark Avenue and Meadow Close shall not exceed 1.5 metres in height, with a maximum height of entrance pillars of 1.7 metres. Revised details of proposed site boundary walls, including details of proposed material and finishes, shall be submitted for the written consent of the planning authority prior to the commencement of development.

Reason: In the interest of visual and residential amenity.

Reasons and Considerations

Having regard to the 'A' zoning for the area, the siting and configuration of the subject dwelling, and to the established pattern of development in the vicinity, it is considered that a significant increase in the height of the proposed front and side boundary walls could not be justified by the applicant's concerns regarding overlooking of the property from adjacent public areas, and that a significant increase in the height of the side and front boundary walls would diminish the existing visual and residential amenities of the wider area, and would, be likely to set a precedent for further such enclosed and defensible semi-private front gardens, to the general detriment of the public realm in this established suburban residential area.

In deciding not to accept the inspectors recommendation, the Commission considered that a significant increase in the height of the proposed front and side boundary walls could not be justified by the applicant's concerns regarding overlooking of the property from adjacent public areas, and that such an approach could set a precedent for further such enclosed and defensible semi-private front gardens, to the general detriment of the public realm, where alternative solutions such as site landscaping, window treatments etc. might provide more appropriate solutions to concerns regarding privacy and overlooking without the need to enclose residential properties behind high walls and fences.