

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0014

Appeal by Kevin Davis care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 5th day of September, 2024 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: Modification to an existing 19th century building which is in a derelict condition so as to create a two-storey dwelling containing three bedrooms, a kitchen, living room and games room and an outdoor sitting space, along with ancillary entrance, hallway, utility and bathroom accomodation, a soak-pit, lawn, driveway, parking area for two cars, low level retaining wall, sewage treatment plant and percolation area, boundary treatment and associated site works and services. The proposal also includes the renovation of an existing building (called a 'Pay House') and for the use of this structure as a garden shed. This overall development is to be accessed via a new vehicular access off an existing driveway which serves the Davis family landowning; all at Taylor's Folly, Ballyedmonduff Road, Stepside, Dublin.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

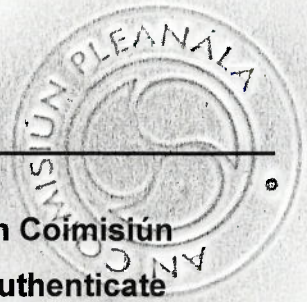
Reasons and Considerations

Having regard to the site's location in an area zoned G - High Amenity in the Dún Laoghaire-Rathdown County Development Plan 2022-2028 for which the objective is 'to protect and improve high amenity areas' and where dwellings will only be permitted on suitable sites where the applicant can demonstrate a genuine requirement for housing in the area because their principal employment is in agriculture, hill farming or local enterprise, directly related to the areas amenity potential, the Commission is not satisfied, on the basis of the information submitted in connection with the application and the appeal, that the applicant has demonstrated a genuine requirement for a house in the area based on the applicant's 'principal employment' being in agriculture. The development would contravene the policy objectives for rural housing in 'High Amenity' lands as outlined in Section 4.3.1.6 Policy Objective PHP23 (Management of One-off-Housing), of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 6th day of October 2025.