

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0926/WEB

APPEAL by Richard and Corrinna Moore and Others care of DPSQ Architects and Designers of First Floor, Tower 3, Fumbally Court, Fumbally Lane, Dublin and by Mary Clare Bagot and others care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin against the decision made on the 22nd day of January, 2025 by Dún Laoghaire-Rathdown County Council to grant permission subject to conditions, to Tom and Jenny Doyle care of BPS Planning and Development Consultants of PO Box 13658, Dublin for the proposed development.

Proposed Development: The development will consist of: (1) demolition of an existing 1960s energy inefficient three bedroom two storey dwelling (circa 186 square metres) with bedrooms at lower ground floor; (2) the construction of a replacement energy efficient new three storey flat roofed six bedroom dwelling (455 square metres) with bedrooms at lower ground floor and upper ground floor and living areas at upper ground floor and first floor with balconies to the upper ground floor south and 1st floor north elevations; (3) Green 'Sedum' Roofs; (4) new landscaping scheme, revisions to existing planting and boundary treatments, lighting, and SuDs drainage; (5) demolition, widening, and re-design of the road entrance to serve vehicles and

pedestrians; and (6) all ancillary associated construction/drainage/engineering works at 1 Knock na Cree Road, Dalkey, County Dublin.

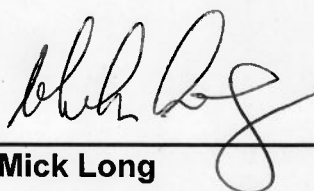
Decision

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

Reasons and Considerations

Having regard to the height, scale, massing and bulk of the proposed development, to the established built form and character of the surrounding area and the existing dwelling on the site, and to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, including the 'A' zoning objective for the area "To provide residential development and improve residential amenity while protecting the existing residential amenities", it is considered that the proposed three-storey house, in a prominent position in close proximity to three Protected Structures, would by virtue of its excessive height and scale, be visually obtrusive and incongruous and out of character with the established pattern of development in the surrounding neighbourhood, including the adjacent Amristar property, and would dominate the view from Sorrento Road to the Protected Structures Prince Patrick House and the adjoining Arcadia. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission was satisfied that there was sufficient justification for the demolition of the existing property provided, but did not agree that the proposed development, given its scale and massing, made a positive contribution to the established character of the urban neighbourhood and streetscape, would not result in unacceptable impacts on the visual amenity of the area and will reduce visibility of Prince Patrick House a protected structure from a northern viewpoint.



Mick Long

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



Dated this 30th day of June 2025.