

An
Coimisiún
Pleanála

Commission Order
ACP-322826-25

Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD24A/0226W

APPEAL by Mark Fitzpatrick care of 4bes Design Services, 28 Larkfield Avenue, Lucan, Dublin against the decision made on the 11th day of June 2025, by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: Change of use from commercial to residential. Construction of single storey extension to the rear of existing dwelling and internal modifications at ground floor level comprising of two number bedrooms, en-suite, open plan kitchen, living and dining area, utility room and living room. Conversion of existing attic space to two number bedrooms, en-suite and family bathroom comprising of modification of existing roof structure, raising of existing gables, new access stairs, flat roof dormer to the rear and two number A-style roof dormers to the front, construction of front porch and all associated site works at Keoghs Cottage, Main Street, Rathcoole, 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 prominent location of the appeal site, the scale and design of development as proposed, including the modification of the existing roof structure and raising the existing gables (in a style not evident in the local streetscape), the form of the dormers to the front elevation (inconsistent with Section 4 of the South Dublin County Council House Extension Design Guide) and the selection of materials, it is considered that the proposed development would detract from the visual amenity and special character of the Architectural Conservation Area (Rathcoole Village), and would thus contravene policy and objectives of the South Dublin County Development Plan 2022-2028 including:

- (i) Section 12.3.8 Architectural Conservation Areas,
- (ii) Policy NCBH20: Architectural Conservation Areas which seeks 'to preserve and enhance the historic character and visual setting of Architectural Conservation Areas and carefully consider any proposals for development that would affect the special value of such areas', and
- (iii) Policy NCBH20 Objective 3 which seeks 'to ensure that new development, including infill development, extensions and renovation works within or adjacent to an Architectural Conservation Area (ACA) preserves or enhances the special character and visual setting of the ACA including vistas, streetscapes and roofscapes',
- (iv) EDE13 Objective 2, which seeks 'to protect and conserve the special character of the historic core of traditional villages and to support their enhancement and upgrade'.

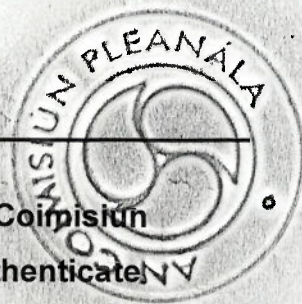
The development, if permitted, would set an undesirable precedent for other similar developments, which would in themselves and cumulatively, be harmful to the amenities of the ACA and surrounding area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Declan Moore

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 2nd day of October 2025.