

An
Coimisiún
Pleanála

Commission Order
ACP-322914-25

Planning and Development Act 2000, as amended

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0309/WEB

APPEAL by Fearghal Kelleher care of RS Consulting Engineers of 26a Maywood Lawn, Raheny, Dublin against the decision made on the 9th day of June 2025 by Dun Laoghaire-Rathdown County Council to refuse permission.

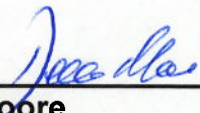
Proposed Development: Construction of two number three-bedroom, two-storey houses with pitched roofs and rear dormers and associated site works along with two number new vehicular entrances off Nutgrove Avenue, all at 398 Nutgrove Avenue, Churchtown, Dublin.

Decision

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

Reasons and Considerations

Having regard to the Objective A zoning which pertains to the site, as set out in the Dun Laoghaire-Rathdown County Development Plan 2022-2028, which seeks 'to provide residential development and improve residential amenity while protecting the existing residential amenities', and to the parameters set out in Section 12.3.7.5 (Corner/Side Garden Sites) and Section 12.3.7.7 (Infill) of the development plan, it is considered that, by reason of its proximity to site boundaries, building heights and the proposed design, the proposed development would represent an overbearing form of development, which would be visually obtrusive and out of character with the existing pattern of development in the area, would provide a poor standard of residential amenity for future occupants, and would seriously injure the amenities of adjoining dwellings. 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 21st day of October 2025.