

An
Coimisiún
Pleanála

Commission Order
ACP-323299-25

Planning and Development Act 2000, as amended

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0426/WEB

Appeal by Conor Rowan and Jena Murdock care of Doyle Kent Limited of 71 Carysfort Avenue, Blackrock, County Dublin against the decision made on the 16th day of July 2025 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a single storey extension to the rear of the existing dwelling. New dormer roof extension to the rear of the existing dwelling. Alterations to existing internal layout. Alterations to the front boundary wall, including new vehicular entrance and all associated site works, all at 45 Hyde Road, Dalkey, County Dublin.

Decision

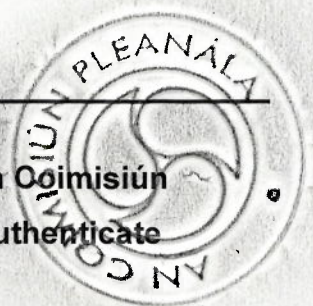
Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to ATTACH condition number 2 and the reason therefor.

Reasons and Considerations

The development as proposed would result in the loss of on-street parking along Hyde Park to facilitate off-street private parking, which would be contrary to the policy of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, and the Design Manual for Urban Roads and Streets. The reduced supply of on-street parking would detract from the convenience of the wider community, road users, and the residential amenity of surrounding properties, and would set an undesirable precedent for other similar developments in the area. The omission of the proposed vehicular entrance and car parking space, as per condition number 2, is considered warranted in this case.


Declan Moore

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



Dated this 12th day of November 2025.