

Planning and Development Act 2000, as amended

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0097/WEB

Appeal by John and Mary Hanlon against the decision made on the 10th day of September, 2025 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Robert Gardiner and Sinead Tyrrell.

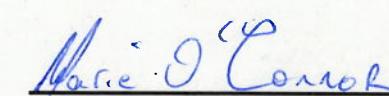
Proposed Development: Demolition of existing bay window to the side of existing house and the construction of a new three-storey (three-bedroom) detached house to side garden with balcony to rear/south elevation at second floor, revised landscape details to include subdivision of site, new vehicle access and off-street car parking layout with ancillary site works, all at 27 Hillside, Dalkey, County Dublin.

Decision

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

Reasons and Considerations

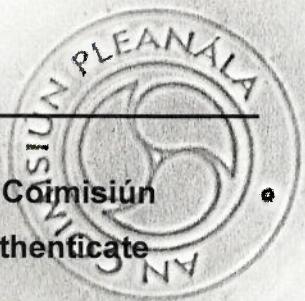
The proposed development would be contrary to Section 12.3.7.5 (Corner/Side Garden Sites) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028 as the proposed development of this corner site for a dwelling, when taken in conjunction with the existing pattern of development in the urban area, does not respect the size or design, and its relationship with the existing dwelling and the immediately adjacent properties. The proposed development would detract from the character and visual appearance of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Marie O'Connor

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 13th day of January 2026.