

An
Coimisiún
Pleanála

**Commission Order
PL-500156-DS**

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2441/25

Appeal by Stuart Stein against the decision made on the 3rd day of October, 2025 by Dublin City Council to refuse permission for the proposed development.

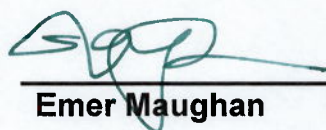
Proposed Development: Demolition of existing single storey side extension, and construction of new three-storey detached six-bedroom dwelling, with two balconies to the front, new vehicular access, and associated site works, all at 29 Herberton Park, Rialto, Dublin.

Decision

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

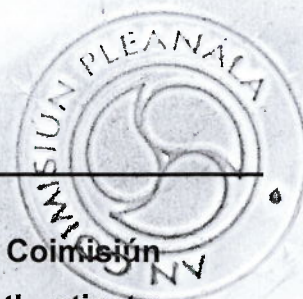
Reasons and Considerations

Having regard to the nature and layout of the site, together with its relationship to neighbouring properties, it is considered that the scale and architectural design of the proposed three-storey dwelling would result in a visually incongruous feature in the streetscape which would fail to integrate with the adjacent terraced housing on Herberton Park. Furthermore, the proposed development, having regard to its internal floorspace composition, its relationship to the host dwelling, the suboptimal provision in terms of quality and quantity of private amenity space intended to serve a six bedroom dwellinghouse and the unsatisfactory positioning of windows and levels of daylight ingress to principle rooms would give rise to a poor standard of residential amenity for future occupants, and would impact the residential amenities of the existing dwelling at number 29 Herberton Park. The proposal would, therefore, seriously injure the residential amenities of both existing and future residents of this site and result in poor quality residential consolidation which would be contrary to the proper planning and sustainable development of the area.



Emer Maughan

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



Dated this 11th day of March 2026.