



An
Coimisiún
Pleanála

**Commission Order
PL-500441-DR-25**

Planning and Development Act 2000, as amended

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0563/WEB

Appeal by Lolita and Ronan Quinn against the decision made on the 12th day of November, 2025 by Dun Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: The demolition of existing part one-storey, part two-storey, four-bedroom house, for replacement with proposed part single/part two-storey, five-bedroom dwelling consisting of; zinc clad, pitched roofed single storey element with roof extended to form canopy/pergola on west elevation with a brick clad, flat roofed, single storey element adjacent; flat roofed, two-storey element clad in brick and zinc; repositioning of existing pedestrian gateway to Woodbine Road; bin and bicycle enclosures adjacent to existing vehicular entrance; replacement of existing brick boundary wall (along Woodbine Road and Woodbine Park) with metal railing on granite plinth to a height of 900 millimetres; landscaping and all associated site works, all at 54 Woodbine Road, Booterstown, County 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 proposed development, which includes the demolition of an existing dwelling house, it is considered that the proposed development would fail to accord with Policy Objective CA6: Retrofit and Reuse of Buildings, and Policy Objective PHP19: Existing Housing Stock – Adaptation, and with the provisions of Section 12.3.9 Demolition and Replacement Dwellings of the Dún Laoghaire-Rathdown County Development Plan 2022 - 2028, as a strong justification has not been provided for the demolition of the existing dwelling on site. Neither has it been established that the existing dwelling is uninhabitable and cannot be re-modelled, retrofitted and reused (partially or otherwise) to improve energy efficiency and residential amenity. It is considered, therefore, that to permit the development, as proposed, would set an undesirable precedent for other similar development. The proposed development would, therefore, be contrary to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022 - 2028 and to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission had regard to the totality of information provided in the application and the appeal and agreed with the planning authority's reason for refusal. The Commission had particular regard the Demolition Justification Report submitted by RS Consulting Engineers on the 16th day of October 2025), specifically the Conclusion therein that the property is 'generally in poor condition and given the number of defects that are evident, significant works would be required in order to bring the existing property up to current building standards.' While it is clear that deterioration has impacted the building fabric, presumably as a result of inadequate maintenance over recent years, structural defects appear limited to the lean-to addition. The Justification Report did not find that the building could not be made habitable, rather the design and layout was not up to date, nor did it meet the applicant's preferences, and it would not be cost effective to do so. The Commission was satisfied that in the absence of a strong justification to demolish and the inclusion of quite specific policy against demolition in the Dún Laoghaire-Rathdown County Development Plan 2022 - 2028, that granting permission would not contribute 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 **8th** day of **APRIL** 2026.