

---

**Planning and Development Acts 2000, as amended**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD25A/0262W**

**Appeal by** Jason Keeler against the decision made on the 12<sup>th</sup> day of December 2025 by South Dublin County Council to refuse permission for the proposed development.

**Proposed Development:** Planning permission for the construction of two number two-storey terraced houses, comprising one two-bedroom dwelling (mid-terrace) and one three-bedroom dwelling (end of-terrace with attic), each with private rear gardens. The proposed development will also include associated landscaping, boundary treatments, drainage, and all ancillary site works, to be carried out within the side gardens of number 18 Drumcairn Gardens, Dublin.

## **Decision**

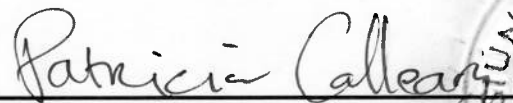
**REFUSE permission for the above proposed development for the reasons and considerations set out below.**

## **Reasons and Considerations**

1. Having regard to Section 12.7.4 (Car Parking Standards) of the South Dublin County Development Plan 2022–2028 and to the configuration of

the site and the constricted shared access from the main road, it is considered that there is inadequate space to allow for vehicular manoeuvrability for the existing and proposed dwellings and the proposed development fails to provide an adequate quantum and layout of car parking. The proposed development would likely result in overspill parking onto the adjoining estate road and turning circle, which would interfere with the safe operation of the cul-de-sac and give rise to a traffic hazard. The proposed development would be contrary to the provisions of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the zoning objective for the site ('RES' – to protect and/or improve residential amenity) and Section 12.6.8 (Residential Consolidation) relating to Corner/Side Garden Sites of the South Dublin County Development Plan 2022–2028, the proposed dwellings, by reason of their location and projection beyond the rear building line of the existing dwelling at Number 18 Drumcairn Gardens, would result in an overbearing and dominant form of development and would result in over development of a constrained site, adversely affecting the residential amenities of the existing dwelling. The proposed development would be contrary to the provisions of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Patricia Calleary**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**

Dated this *29<sup>th</sup>* day of *April* 2026.