

An
Coimisiún
Pleanála

Commission Order
PL-500958-DR-26

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0966/WEB

Appeal by Shawn Rowan against the decision made on the 12th day of February, 2026 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: Retention and completion of alterations to existing entrance including widening of entrance and an increase in height of gate pillars including ancillary works at 26 Allen Park Road, Stillorgan, County Dublin.

Decision


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

Reasons and Considerations

The existing widened vehicular entrance for which retention of planning permission is sought contravenes Section 12.4.8.1 and Section 12.4.8.2 of the Dún Laoghaire-Rathdown Development Plan 2022-2028 in relation to maximum dimensions permitted for vehicular entrances and ensuring entrance piers harmonise within the existing streetscape. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

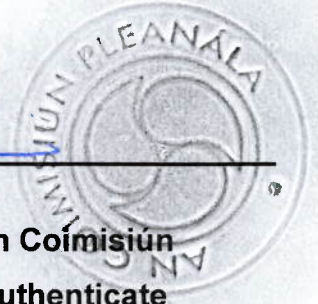
In deciding not to accept the inspectors recommendation to grant planning permission, the Commission did not accept the inspectors conclusion that the proposed development would not be visually obtrusive and agreed that the pillars as constructed were excessive in terms of height and scale and were not generally reflective of the size and scale of piers in the vicinity. It was also noted that the development plan is clear and unambiguous in limiting the size of new vehicular entrances to 3.5 meters in width and the appellant had not provided justification as to why this policy objective should be contravened in this instance. The Commission also considered that the size of the proposed entrance, in conjunction with adjoining entrances would dominate the property's frontage and would, therefore be contrary to Section 12.4.8.2 of the development plan.

While references were made to precedent decisions on Merville Avenue in the grounds of the first party appeal, these decisions were made under the provisions of a previous development plan, and related to the seeking of planning permission for the provision/remodeling of houses on the site, rather than specifically relating to widening of vehicular entrances.



Paul Caprani

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



Dated this *24th* day of *June* 2026