



Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0997/WEB

Appeal by Susan Hayes, Ray Toal, and others against the decision made on the 24th day of February 2026 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to James Smith in accordance with plans and particulars lodged with the said Council:

Proposed Development: Subdivision of the site, removal of garden sheds and the erection of detached two-storey, two-bedroom dwelling with new vehicular access from the public road at 59, Bellevue Road, Glenageary, Dublin.

Decision

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

Reasons and Considerations

The proposed development, on a constrained and irregular shaped site, would substantially breach the established front building line of the houses in the area, particularly at first floor level and, due to its presented design and positioning, does not represent an acceptable form of development by reference to Section 12.3.7.5 (Corner/Side Garden Sites) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028. The proposed development would detract from the character and visual amenities of the area, would be contrary to the provisions of the statutory development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

In disagreeing with the Inspector, the Commission did not share the view of the Inspector that the proposed development would not seriously injure the visual amenities of the area or that it would not detract from the character of the area on the basis of the design which proposed a substantial breach of the building line at first floor level, which would detract from the character and visual amenities of the area accordingly and which would be contrary to development plan policy.

Patricia Calleary

Patricia Calleary

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

Dated this *23rd* day of *June* 2026