



Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/1004/WEB

APPEAL by Rory and Yulianna Finegan against the decision made on the 24th day of February, 2026 by Dún Laoghaire Rathdown County Council to refuse a permission for the proposed development.

Proposed Development: (i) The retrofit, upgrade and extension of the existing 1960's, two-storey over sub-basement detached three-bedroom dwelling (circa 236sq.m), including refurbishment and internal reconfiguration; (ii) partial demolition of sections of the existing dwelling, including removal of portions of external and internal walls, floors, and roof structures as necessary to facilitate proposed works; (iii) extension of the existing dwelling resulting in a two-storey over sub-basement, three-bedroom contemporary flat roofed dwelling (circa 388 square metres). The lower ground floor level of the proposed development will comprise a private spa, including a steam room, sauna, sunken hot tub, WC and plant rooms. The ground floor level of the proposed dwelling will comprise the kitchen/dining, utility, washroom, WC and living room, with the bedrooms at first floor level; (iv) alterations to all elevations including revised fenestration, insulation, new wall and roof finishes (v) installation of rooflights; (vi) the proposed pedestrian and vehicular access to the subject site will be via the north, off Knocknacree Park. A new pedestrian gate is proposed on the northern site boundary; (vii) refurbishment

of the existing rustic timber cabin located to the rear of the site; and (viii) the proposed development also includes: all ancillary site works, inclusive of tree removal and replacement landscaping, boundary treatments, lighting, SuDs drainage, and all other engineering/drainage works necessary to facilitate the development, all at Coolkeel, 33 Knocknacree Park, Dalkey, 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 location of the site in an area zoned residential and the design and layout of the proposed dwelling it is considered that it would not adversely impact on established residential amenities, however, it is considered that the applicants have failed to provide a strong justification for the substantial and almost complete demolition and reconstruction of the existing dwelling on the application site, and therefore would be contrary to Policy Objective CA6: 'Retrofit and Reuse of Buildings' and Policy Objective PHP19: Existing Housing Stock Adaptation and to the provisions of Section 12.3.9 (Demolition and Replacement Dwellings) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Marie O'Connor

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 24th day of July 2026