

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

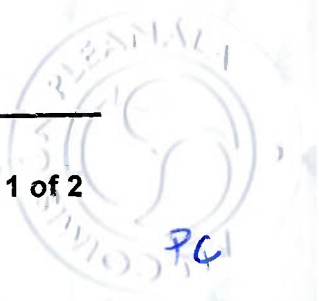
Planning Register Reference Number: D26B/0042

Appeal by Eamonn Quill against the decision made on the 23rd day of March, 2026 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: Retention planning permission, including revisions addressing reasons for refusal in application D25/0490. Development consists of a single storey shed structure (10 square metres) to rear of existing dwelling at 76 Pinewood, Ballybrack, Dún Laoghaire, 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 location of the single storey shed structure for which retention is being sought and which is built directly onto the rear boundary wall facing onto the public realm, it is considered that the proposal would be contrary to Section 12.3.7.1 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 whereby new building structures directly onto the boundaries with the public realm are not acceptable, therefore, it is considered that the development proposed to be retained would be an inappropriate form of development at this location and would be out of character with the pattern of development in the area and would set a precedent for further inappropriate development in the vicinity of the site. The retention of the shed structure would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.



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

Dated this 28th day of July 2026