



An
Coimisiún
Pleanála

Commission Order
PL-501339-DR

Planning and Development Act 2000, as amended

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D26A/0195/WEB

APPEAL by Emma Hanley against the decision made on the 30th day of April, 2026 by Dun Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Subdivision of the existing site and construction of a new two-storey dwelling with associated site development works. The development will also consist of works to the existing house to include the removal of one existing chimney breast and three number windows on the north-east elevation and a proposed window on the north-west elevation, all at Lisheen, 31 Knocksinna Park, Newpark, County Dublin.

Decision

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

Reasons and Considerations

It is considered that, by reason of its size, height, design, layout, massing, lack of quality private open space, and relationship to the existing dwelling and immediately adjacent properties, the proposed development would seriously injure the visual amenity of the area, would be incongruous in the streetscape, and would not maintain the physical character of the area. The Commission is not satisfied, based on the information provided in connection with the planning application and the appeal, that the proposed development would be in accordance with the provisions of Section 12.3.7.5 (Corner/Side Garden Sites), Section 12.3.7.7 (Infill) and Section 12.8.3.3 (Private Open Space) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028. The proposed development would set an undesirable precedent for similar development, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Declan Moore

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

Dated this 10th day of SEPTEMBER 2026.