



An
Coimisiún
Pleanála

Commission Order
PL-501522-DR-26

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D26A/0236/WEB

Appeal by John Sweeney against the decision made on the 20th day of May 2026 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: Construction of a detached two and a half storey, four-bedroom dwelling within the existing side garden, including the provision of a new vehicular access and all associated site works, all at 7 Kilmacud Avenue, Kilmacud, County 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 would be contrary to Section 12.3.7.5 of the Dún Laoghaire-Rathdown County Development Plan 2022- 2028 as the development of this corner site for a dwelling, when taken in conjunction with the existing pattern of development in the urban area, does not respect the orientation of the other adjoining dwellings and does not respect the established building line along Kilmacud Avenue. The proposed development would, therefore, be obtrusive in the streetscape and would detract from the character and visual appearance of the area. Accordingly, the proposed development would be contrary to the proper planning and sustainable development of the area.

Patricia Callear

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Planning Commissioner of An Coimisiún

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



Dated this 14th day of September 2026.