10 Marine Court
Lower Albert Road
Sandycove
Co. Dublin
A96 X0V1

AN COIMISIÚN PLEANÁLA
LDG- FEE-PAY- 004308
ACP-
01 SEP 2026
Fee: € 220 Type: CARD
Time: 12:04 By: HAND

31 August 2026

The Secretary
An Coimisiun Pleanala
64 Marlborough Street
Dublin 1

ADR Appeal ~~Observation~~ on Planning Application/Grant D26A/0462/WEB
Grant Date: 11 August 2026
Proposed development at No. 11 Marine Court, Lower Albert Road, Sandycove, Co. Dublin

Dear Sir/Madam,

We hereby appeal the decision made to grant planning permission by Dun Laoghaire Rathdown County Council ("DLRCOCO") in relation to 11 Marine Court. The permission granted allows for the construction of a separate dwelling in the side garden of no. 11, semi-detached from no.11 on one side and abuttling a common, mature green area on the other side.

We are the owners of the house next door to 11 Marine Court and set out below the grounds for our appeal.

Previous decisions

Marine Court is an estate of 20 four-bedroomed detached houses. None of the houses, or the sites on which they stand, have previously been sub-divided to create an additional dwelling.

The Planner's Report refers to grants of permission at two addresses, one in Marine Court and one on Spencer Villas. It fails to refer to another planning application for no. 12 Marine Court:

a. 20 Marine Court: An extension to the existing dwelling was permitted at this address. No separate standalone dwelling was envisaged or constructed, as envisaged for 11 Marine Court. Further, the extension at no.20 does not extend to the property boundaries. This cannot therefore be considered a precedent for allowing the construction of a separate standalone dwelling in the side garden of 11 Marine Court;

[redacted]

b. The Bungalow, Spencer Villas: A subdivision of this property was permitted to allow for the construction of two dwellings. However, this planning permission is distinguishable from the grant for 11 Marine Court as the original Spencer Villas site was several times larger than the site at 11 Marine Court. Indeed, the two sub-divided Spencer Villas sites are still much larger than the proposed sub-divided parts of 11 Marine Court. Whilst Spencer Villas is a road whose gardens back onto the back gardens of nos. 6 to 11 Marine Court, the road is wider than Marine Court and the properties have front parking for two cars each, along with rear access. The sub-division of the site at Spencer Villas is materially different from sub-division of one in Marine Court.
c. Our letter of observation dated 23 July 2026 referred to a refusal to grant permission for a separate second dwelling on the site of no.12 Marine Court. The Planner's Report erred in not mentioning or considering this refusal.

The construction of a second dwelling at 11 Marine Court is not in keeping with the character of Marine Court.

Classification of proposed dwelling as one-bedroomed

We are of the view that DLRCOCO has erred in classifying the proposed new dwelling as a one-bedroomed property. We believe it should be classified as having two bedrooms and considered in that light. The drawings submitted with the application show one double bedroom, and one room described as an "*office*". Based on the size, layout and window provision, the proposed "*office*" is capable of functioning as a single bedroom. Regardless of how the room is described, it should have been considered as a second bedroom.

As a result of classifying the proposed dwelling as having only one bedroom, it was concluded that "*the proposed dwelling generally complies with the applicable residential standards for houses of this type, save for a minor deviation with regard to the proposed living room area*": page 6 of Planner's Report. That is no longer the case when the dimensions are considered in the context of the minimum requirements for a two-bedroomed property. For ease of reference, we set out below detail copied from the table in the Planner's Report, together with the requirements for a two-bedroomed property and our comments (in columns 4 and 5):

Standard – copied from Planner's Report	**Requirement [for one bedroomed house] – copied from Planner's Report**	**Provision – copied from Planner's report**	**Requirement for two bedroomed, three person house**	**Comment**
Floor area – sqm	44	69	70	Minimum not met
Main living room area – sqm	11	9.4	13	Area proposed is 72% of minimum. Minimum unobstructed width of 3.6m also not met.

Living area aggregated - sqm	23	26.7	28	Minimum not met
Bedroom area aggregate – sqm	13	13	20	Complete dimensions for smaller front bedroom / "*office*" not provided. However, it is clear that minimum requirement of 20sqm not met
Main bedroom size – sqm	13	13	13	Actual is 10.54sqm, not 13. [3103 x 3397]. Minimum not met.
Storage – sqm	2	2.07	3	Minimum not met
Private open space	20	d. 31.2	48, according to DLOCOCO County Development Plan 2022-2026 ("**CDP**"), table 12.10	Minimum not met
Car parking (no. spaces)	Max. 1	1	1	Inclusion of this car space, alongside requisite shared access results in there being no sufficiently large space in front of no.11 for parking. The remaining proposed paved area does not meet the minimum 5.5x3m parking space size.

Practical layout and streetscape

a. *Parking*

DLRCOCO have not considered our observations regarding parking.

As stated in our letter of 23 July 2026, the addition of a new standalone dwelling, with potentially double and single bedrooms could result in at least three further cars belonging to residents of Marine Court.

Based on the drawings provided, it is not clear where the parking for the existing dwelling is intended to be, other than on the road outside the curtilage of the property. This is borne out by the application form submitted which refers to one parking space only.

In the approved application, what is currently the driveway of the existing house is to include a space designated for shared vehicular access, but the remainder of the driveway does not meet the minimum 5.5m x 3m parking space requirement: section 12.4.5.7 CDP. Parking for both existing and proposed dwellings on site is one of the considerations to be taken into account by the Council when considering corner/side garden sites: section 12.3.7.5 CDP. No. 11 is a four-bedroom house. If the application were approved, it would be the only house in Marine Court with no onsite/in-curtilage parking, in circumstances where two parking spaces are the standard provision for new four-bedroom houses: Table 12.5 CDP.

The reduction in parking that would be available to no.11 (no longer using either the space in front of the proposed new house, or on and in front of the shared access driveway) would result in a number of further cars having to be parked outside on Marine Court itself. Parking is already at a premium in Marine Court with not infrequent difficulties due to location of cars parked. Marine Court is consistently used by non-residents for parking, be they locals/business who cannot find parking on their own road, DART users or visitors to the seafront/beach. This is an issue which has already been taken up with DLRCOCO by other residents.

b. *Storage and landscaping of proposed new dwelling*

The drawings do not indicate the required storage and landscaping (one third of area), contrary to requirements, see e.g. section 12.4.8.3 CDP. Were these included, the remaining space would not meet the minimum required for a parking space. Parking provision should have been considered in light of this.

c. *Common green area*

The fact that the proposed new dwelling abuts the common green area has not been adequately addressed, for example, protection of the existing tree/bush cover or wildlife in the event of a build, access from the green area to the site (e.g. scaffolding), or longer term access to the proposed property for maintenance or impact on the green of the proposed new dwelling.

Objective A and residential amenity

This is an Objective A area. Accordingly, whilst residential development in principle is permitted, DLRCOCO is obliged to provide and maintain an appropriate standard of residential amenity, including for other Marine Court residents. The Planner's Report does not give due consideration to the residential amenities of *other* Marine Court residents and instead focusses on nos. 11 and the proposed new dwelling.

Section 12.3.7.5 CDP is relevant also. There is no indication that all points referred to in Section 12.3.7.5 were considered, including:

a. Impact on amenities of neighbouring residents;
b. Car parking for existing.... dwelling on site; and
c. Side/gable and rear access/maintenance.

Conclusion

We do not believe that planning permission should have been granted for this proposed development and ask that our appeal be allowed.

Yours faithfully

F. Robinson

Feena Robinson

Lorcan Byrne

Encl: acknowledgement dated 28 July 2026 from DLRCOCO

Comhairle Contae County Council

Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland
Tel: 01 205 4700 Fax: 01 280 6969 Web: www.dlrcoco.ie

Feena Robinson and Lorcan Byrne
10, Marine Court
Lower Albert Road
Sandycove
Co Dublin
A96 X0V1

Receipt for Submission

Date: 28-Jul-2026

Register Ref: D26A/0462/WEB **Date Recd:** 22-Jun-2026
Development: Construction of a new two-storey, one-bedroom dwelling utilising the footprint and form of the two-storey extension previously permitted under Planning Register Reference D26B/0132/WEB, together with the provision of a new front entrance door, shared vehicular access and driveway arrangement with No. 11 Marine Court, boundary treatments, services connections, and all associated site development works.

Location: 11, Marine Court, Glenageary, Co. Dublin, A96E1C5
Applicant: Lisa O'Neill
App. Type: Permission

Dear Sir/Madam

I wish to acknowledge receipt of your submission/observation in relation to the above planning application.

All documents are available to view on-line.

You will be notified of the Council's decision in due course.

Please note that, in accordance with Section 251 of the Planning and Development Act, 2000, "where calculating any appropriate period or other time limit referred to in this Act or in any regulations made under this Act, **the period between the 24th Day of December and the first day of January, both days inclusive, shall be disregarded**".

Please note, in accordance with Article 35 of the Planning and Development Regulations 2001 – 2012, persons who made a submission or observation on a planning application will only be notified of the receipt of Further Information(FI) or Clarification of Further Information (CFI), where that FI or CFI is considered significant and requires new public notices.

PLEASE RETAIN THE ATTACHED ACKNOWLEDGEMENT OF RECEIPT OF SUBMISSION OR OBSERVATION. A PERSON MAKING AN APPEAL TO AN COIMISIUN PLEANALA MUST INCLUDE IN THEIR APPEAL THIS ACKNOWLEDGEMENT BY THE PLANNING AUTHORITY OF RECEIPT OF THE SUBMISSION/OBSERVATION.

Yours faithfully

Mary Quinlan

for SENIOR EXECUTIVE OFFICER

(email: planning@dlrcoco.ie telephone: 01-2054863)

54-NBR2ack

Comhairle Contae County Council

Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland
Tel: 01 205 4700 Fax: 01 280 6969 Web: www.dlrcoco.ie

ACKNOWLEDGEMENT OF RECEIPT OF SUBMISSION OR OBSERVATION ON A PLANNING APPLICATION

THIS IS AN IMPORTANT DOCUMENT

Keep this document safely. You will be required to produce this acknowledgement to An Coimisiun Pleanala if you wish to appeal the decision of the Planning Authority. It is the only form of evidence which will be accepted by An Coimisiun Pleanala that a Submission or Observation has been made to the Planning Authority on the Planning Application.

DÚN LAOGHAIRE RATHDOWN COUNTY COUNCIL

Planning Application Reference Number: D26A/0462/WEB

A Submission/Observation in writing has been received from:
Feena Robinson and Lorcan Byrne
10, Marine Court
Lower Albert Road
Sandycove
Co Dublin
A96 X0V1

On: 24/07/2026 in relation to the above planning application.

The appropriate fee of €20 has been paid. (fee not applicable to prescribed bodies / Local Authority Elected Members).

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations 2001, (as amended) and will be taken into account by the Planning Authority in its determination of the planning application.

Date 24/07/2026

Mary Quinlan
For Senior Executive Officer

Planning Authority Stamp

24/07/2026