CANTRELL & CROWLEY
ARCHITECTS & INTERIOR DESIGNERS

The Secretary
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1, D01 V902

17th November 2026

Local Authority: Dun Laoghaire-Rathdown County Council

Local Authority Ref: D23A/0531

Applicant: Conor Crowley

Proposal: Planning Permission for the following development at the site principally to the rear of Nos. 43,44 and 45 Silchester Road, Glenageary, Co. Dublin.
The development will consist of further modifications to the permitted development of four houses (Planning Register Reference D23A/0531), previously modified by Planning Register Reference D25A/0410. The modifications being sought include the following; the incorporation of part of the rear garden of number 45 Silchester Road into the development site, and the enlargement of the previously permitted House 01 to create a larger part 3 storey (2 full storeys plus a dormer roof level) part single storey. 5-bedroom plus study house, along with associated site works, landscaping and services.

Address: No. 43,44 & 45 Silchester Road, Glenageary, Co. Dublin

Dear Sir/Madam,

On behalf of my client, I wish to appeal the decision by Dun Laoghaire Rathdown County Council (the "Authority") to refuse permission to modify the planning permission granted under application D23A/0531 (the "Refusal").

Having regard to the specific circumstances of the subject site, which we will set out below, we respectfully disagree with the Planning Authority's decision to refuse permission for the scheme as proposed.

The Refusal raises a single substantive point: that the density arising from the enlarged site area of this application, calculated at c. 18.7 UPH, falls below the 50–250 UPH range generally sought under the County Development Plan.

We would ask you to note in particular that the density figure identified in the Refusal is calculated against the boundary of this application alone, rather than the continuous backland development of which it now forms part, all of which has been designed by the same Architect in a cohesive manner. When taking the wider development across No. 42, 43, 44 and 45 Silchester Road as a single site, the density remains at or close to the level the local authority has already assessed and endorsed for this site.

There are practical constraints on the site including access, character and the terms on which the additional land was acquired, which do not facilitate the provision of a higher-density on the subject site, with each of these points is addressed in turn below.

1. The basis for assessing density should be the continuous backland development, not this application's boundary alone

Where an application forms part of a wider, continuous scheme that shares a single point of access and functions in practice as a single site, we respectfully suggest it is reasonable that a density assessment relate to the wider combined development, as opposed to in respect of the boundary of one component application, considered in isolation.

The application site for this modification – comprising Nos. 43 and 44 Silchester Road together with the acquired portion of No. 45 – now extends to 2,130 sqm and delivers four units. Measured against that boundary alone, and following the incorporation of the additional land from No. 45, the density falls to c. 18.7 UPH, as the Refusal identifies.

However, when assessed across the combined development – six houses in total, including this modification – the resulting density is approximately 20.8 UPH gross.

If the shared access avenue, which delivers no separate developable plot of its own, is excluded from the calculation, density rises to approximately 25 UPH across Nos. 42-45 Silchester Road: the same figure already assessed and endorsed by the Authority for this site. We recognise that the Authority does not generally apply a net density methodology in this context, but raise the net figure only to illustrate that the land within developable plots continues to be used efficiently. The figure identified in the Refusal is, in our respectful submission, a product of assessing this application's boundary in isolation, rather than any genuine material reduction in the intensity of use of this backland site as a whole. Please refer to the attached Appendix A - Density Study drawing prepared by Cantrell & Crowley Architects, which demonstrates how a density of 25 uph is achieved when the developable site area is used in the calculation.

2. The Planning Authority has already determined the appropriate density for this site

This is not the first occasion on which the Authority has considered residential density on this backland site. In granting the parent permission (D23A/0531), the Authority's own planner's report addressed the point directly:

> *"Notwithstanding the encouragement of higher density in proximity to a DART line, the above mentioned section of the County Development Plan contains the subsection 'Constraints to Higher Density' wherein 'the prevailing density should be retained in the interests of visual and residential amenity and sustaining the overall character of the area'.*
>
> *Consideration is had to the proposed increase in density from 6.77 UPH to 25 UPH; the development constraints associated with a narrow accessway between the two houses to the rear of the subject sites; the design of the dwellings, and the context of the site, and having regard to the established character of the area.*

It is considered that the proposed development will generally ensure that the established character of the receiving environment will be retained. The proposed increase in density is generally welcomed by the Planning Authority.
It is considered that the proposed modest increase in density is generally in accordance with Sections 4.3.1.1 PHP18: Residential Density and 12.3.3.2 Residential Density of the Dun Laoghaire Rathdown County Development Plan 2022-2028, the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 2009."

That assessment considered an increase in density from 6.77 UPH to 25 UPH across what was then a four-house scheme, and concluded that the increase was welcome and consistent with the Development Plan, having specific regard to the narrow accessway serving the site and the established character of the area.

Since that grant, the Authority has also permitted the two further houses to the rear of No. 42 referred to above (Reg. Ref. D26A/0255/WEB), sharing the same access avenue. As set out at point 1, taking the continuous backland development as a whole, we respectfully suggest that the appropriate unit of assessment is across the full extent of the sites at Nos. 42-45, given that it functions effectively as a single site served by a single access. In this context, the density across that combined development remains at or close to the level already assessed and endorsed by the Authority. The modest gross reduction reflects the geometry of combining separately-acquired parcels at different points in time, not a general reduction in the intensity of use of the developable land itself. We respectfully submit that a density very close to one the Authority has already found acceptable for this site should not be treated as deficient on the strength of a boundary calculation that does not reflect how the site functions in practice.

3. The Compact Settlements Guidelines recognise that density is not the only consideration on small infill sites

Setting aside the point above, the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) expressly recognise that density figures should not be applied mechanically to small infill sites. Section 3.3.6, Exception (c) provides that:

"In the case of very small infill sites that are not of sufficient scale to define their own character and density, the need to respond to the scale and form of surrounding development, to protect the amenities of surrounding properties and to protect biodiversity may take precedence over the densities set out in this Chapter."

The subject site – a mature, leafy, low-rise backland plot within an established residential area is in our opinion, the type of site this exception is intended to address.

4. Local character
Silchester Road and its surrounding backland are characterised by a low-rise, low-density, exceptionally mature landscaped setting. The Authority's own assessment of the parent permission, quoted above, specifically found that the established character of the area would be retained notwithstanding the increase in density it approved. That conclusion is unaffected by the current application, which proposes no change to the appearance, scale, or number of Houses 02, 03 or 04, and enlarges only House 01 within its own plot for the key reason set out below.

5. The terms on which the additional land was acquired

The owner of No. 45 Silchester Road has agreed to sell the land in question strictly on condition that it be used solely to enlarge House 01, and has declined to sell on any basis that would permit further development or additional units.
It follows that a refusal, or a requirement to revise the application to include additional density, would not result in any additional housing on the site. It would instead result in House 01 being built in its originally permitted form, the land at No. 45 remaining outside the development boundary and part of a large underutilised back garden, and that parcel – which has no separate means of access other than through the applicant's site – would be permanently sealed off from any future development. We respectfully submit that this would be a materially worse planning outcome than the one proposed dwelling, which brings an otherwise landlocked parcel into beneficial use.

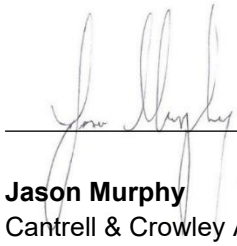
6. Access constraints

The Authority's own report on the parent permission specifically identified the narrow accessway serving the site as a development constraint relevant to density. That constraint has since been reinforced rather than relieved: with the recent grant of permission for two further houses to the rear of No. 42 (D26A/0255/WEB), the same long and narrow access avenue from Silchester Road (more than 50m long) now serves six houses in total. Any further increase in unit numbers on this parcel would add to that burden without any corresponding improvement in access, and we submit that this constraint, already recognised by the Authority, continues to weigh against higher density here. It also supports treating the avenue as excluded from the developable area for density purposes, as noted at point 1 above, since it functions solely as shared access rather than developable land.

Conclusion

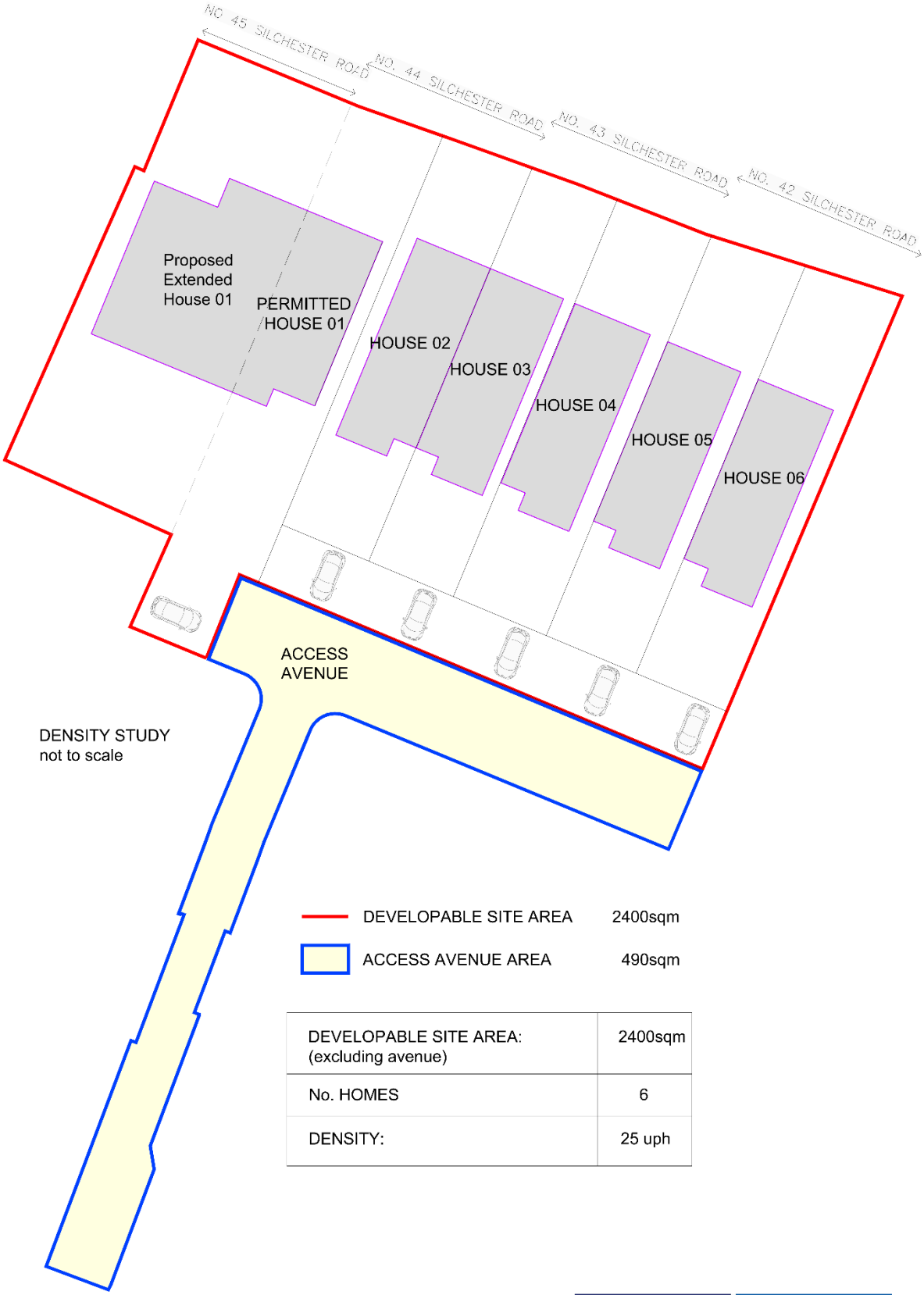
For the reasons above, we respectfully submit that: the density figure identified in the Refusal reflects the boundary of this application alone, and does not reflect the continuous backland development of which it forms part, across which density now remains at or close to the level already assessed and endorsed by the Authority; the Compact Settlements Guidelines recognise that density should yield to character and amenity considerations on small infill sites of this kind; and the terms of the land acquisition and the constrained access mean that no additional units can in any event be provided on this site.
The applicants are two brothers building family homes for their own occupation. They have worked to assemble and bring forward land that delivers new houses on a previously under-utilised backland site, in a form the Authority has already found to preserve the character of the area. We respectfully request that permission be granted for the modification as submitted, which specifically reflects the requirements of one of the brothers and their specific family circumstances.

Yours sincerely,



Jason Murphy
Cantrell & Crowley Architects

Appendix A – Density Study



DEVELOPABLE SITE AREA: (excluding avenue)	2400sqm
No. HOMES	6
DENSITY:	25 uph

PROJECT:
Proposed modifications to existing permitted 4 houses to rear of 43 and 44 Silchester Road, Glenageeary

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