



An
Coimisiún
Pleanála

Direction
CD-020421-25
ABP-322302-25

The submissions on this file and the Inspector's report were considered at a meeting held on 06/08/2025.

The Commission decided to refuse permission for the following reasons and considerations.

Planning

Commissioner:

Date: 12/08/2025


Mary Rose McGovern

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the Dublin City Development Plan 2022-2028, in particular Section 15.13.4 (Backland Housing) which requires consideration of the interrelationship between, *inter alia*, overlooking, privacy and aspect, and having regard to the parent permission 3024/24 / ABP-320287-24, which, on the basis of the unacceptable impact on existing residential amenities, excluded by condition the proposed first floor/dormer level of the of the approved dwelling, and required revisions to the design, to form a single storey house response, it is considered that the proposed amended design providing a first floor, incorporating a flat roof presenting a sizable blank gable to each side boundary, offers a poor and substandard design solution which fails to adequately address the negative residential and visual impact on the

adjoining properties in terms of being overbearing by reason of bulk and massing and would be out of character with the established pattern of development. The proposed development is not considered to be an appropriate design response for the particular site in a backland location, and would set a undesirable precedent for further inappropriate development in the vicinity of the site.

Note 1:

In deciding not to accept the Inspector's recommendation to grant permission, the Commission considered that, in the specific context of the subject site, the proposal represented a substandard form and design by reason of the scale, bulk and height in a constrained backland site, and considered that it would be out of character with the established pattern of development in the area and contrary to that envisaged in the parent permission, as amended by condition 3 of 3024/24 / ABP-320287-24, which required a single storey design and which the commission considered to continue to be reasonable and appropriate in the specific site context.

Note 2:

The Commission also noted that the front element of the dwelling proposed would be located about 12 metres from the rear façade of the existing dwelling, which is less than the 15-metre standard specified by Section 15.13.4 of the Dublin City Development Plan 2022-2028. The Commission disagreed with the Inspector that this separation standard was not required because of the current family relationship between the occupants of the existing dwelling and the occupants of the proposed dwelling. The Commission was mindful of the separation distance required by Section 15.13.4 of the plan, and it considered the proposed development to be contrary to this requirement.

The Commission further noted from the plans and particulars, that the internal height of the proposed first floor accommodation was less than the required standard of 2400 for a habitable room, and was in conflict with policy objective QHSN6, which requires the provision of good quality accommodation.

Although, ordinarily, these two issues would warrant further consideration and a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue these matters under the current appeal.