

An  
Coimisiún  
Pleanála

**Direction**  
**CD-021134-25**  
**ACP-323122-25**

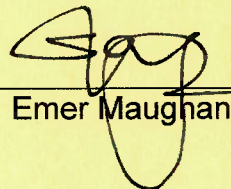
The submissions on this file and the Inspector's report were considered at a meeting held on 31/10/2025.

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

#### **Planning**

**Commissioner:**

**Date:** 04/11/2025

  
Emer Maughan

#### **DRAFT WORDING FOR ORDER**

##### **Reasons and Considerations**

The proposed extension by reason of its design, scale and massing and overbearing nature, would be visually obtrusive, out of character with the existing residential properties in the vicinity, and would set a precedent for further inappropriate development in the vicinity of the site. The proposed development would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission considered that the proposed roof profile, which incorporates the attic accommodation over the first-floor extension, interrupts the distinctive pattern of housing blocks in the area which consist of two terraced houses bookended by semidetached houses with hipped roof profiles. The proposed first floor extension with attic conversion does not have a set back or a break in the roof profile, is not subordinate to the existing house, breaks the visual harmony of the housing block, does not make a positive contribution to the streetscape and thus does not accord with Section 1.1 and 5.1 of Appendix 18 of the Dublin City Development Plan 2022 - 2028. Furthermore, the Commission considered that the massing and design of the two-storey extension with an additional attic floor has an overbearing and adverse impact on the residential amenities of the adjacent property at No. 27 Shanowen Drive.