



An
Coimisiún
Pleanála

Direction
CD-021505-25
ACP-323399-25

The submissions on this file and the Inspector's report were considered at a meeting held on 05/12/2025.

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

Planning

Commissioner: *Eamonn James Kelly* **Date:** 08/12/2025

Eamonn James Kelly

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the Dublin City Development Plan 2022-2028 and to the Z1 zoning objective which seeks to protect, provide and improve residential amenities at this site, the proposed additional storey, by way of its design, scale and massing, would result in the building being unduly obtrusive and out of character when viewed in the context of the existing streetscape along this part of Highfield Road. In addition, the proposal raises concerns in terms of impact for neighbouring residential properties, specifically Woodleigh apartment complex, in terms of loss of outlook, overshadowing and the overbearing impact of the proposal, which would be contrary

to the residential development standards set out in the 2022-2028 development plan and would be seriously injurious to the residential amenities of the neighbouring properties of the area. The development would therefore, by itself and by the precedent it would set for other similar undesirable development in the vicinity, 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 concurred with the assessment of the planning authority and did not agree that the proposed development in appearance would form an integral part of the existing street character. The Commission did not agree the shadow analyses submitted satisfactorily demonstrated the proposed development would only cause minor overshadowing of adjacent dwellings. Furthermore, the Commission considered the revised proposal would seriously injure the outlook and residential amenity of dwellings in Woodleigh Ash.