

An
Coimisiún
Pleanála

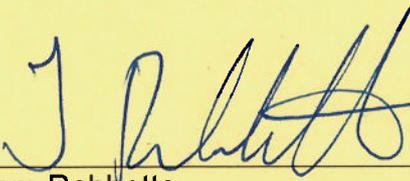
Direction
CD-021481-25
ACP-323556-25

The submissions on this file and the Inspector's report were considered at a meeting held on 04/12/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:



Tom Rabbette

Date: 04/12/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the Z2 residential conservation zoning objective, the policy framework provided by the Dublin City Development Plan 2022-2028, for the regulation of protected structures and their setting, and the Architectural Heritage Protection Guidelines for Planning Authorities (2011), it is considered that the proposed rear dormer structure and associated new internal stairwell to attic level as indicated in the plans and particulars submitted with the application, and as amended in the grounds of appeal, would result in a discordant element in the rear roofscape of the protected terrace (Numbers 1-9 Synge Street), would significantly alter the plan form of the house and would result in the loss of historic fabric, which would have a significant adverse impact on the special character and integrity of

number 5 Synge Street a protected structure inconsistent with Policy BHA2 (Development of Protected Structures) of the Dublin City Development Plan 2022-2028, in specific Section (b),(d) and (f), and Section 9.2.7 (Consideration of Proposal to Alter a Roof Structure), Section 9.4.22 (Consideration of Proposal Affecting Dormers) and Section 11.2.1 (Identifying Special Features for Protection) of the Architectural Protection Guidelines (2011) and, as such, would set an undesirable precedent for further developments of this type. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.