

An
Coimisiún
Pleanála

Direction
CD-021377-25
ACP-323608-25

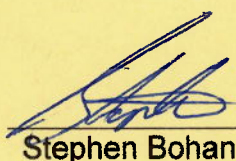
The submissions on this file and the Inspector's report were considered at a meeting held on 21/11/2025.

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

Planning

Commissioner:

Date: 24/11/2025


Stephen Bohan

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the totality of the information submitted, the Commission is not satisfied that it has been sufficiently demonstrated that the existing structure on the site benefits from valid planning permission. Also, in examining the internal layout of the proposed development, the Commission finds that the dimensions of the rooms fall short of the minimum standards outlined in the relevant residential quality guidelines. Consequently, the proposal would result in substandard accommodation for future occupiers. Furthermore, the design approach of the first-floor extension, characterised by its two-storey flat roofed nature, is considered to be visually

incongruous and out of character with the prevailing built form in the vicinity. The proposed development would, therefore, 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 planning authority that the failure to establish the lawful planning status of the existing ancillary residential structure raises concerns regarding the intensification of unauthorised development. The Commission also concurred with the planning authority that the substandard nature of internal room dimensions is considered unacceptable and contrary to the qualitative dwelling standards set out in national and local planning policy and that the proposed extension's design is at odds with established policies aimed at protecting the character and visual amenities of residential areas.

[Note: The Commission noted a missed opportunity in the current proposal to provide a more active frontage onto Daly's Lane, which could have enhanced street vitality and potentially facilitated pedestrian and vehicular access directly into the site from this lane. This omission detracts from the overall spatial integration and connectivity that are promoted under sustainable residential development principles.]