



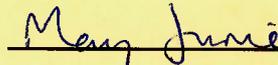
An
Coimisiún
Pleanála

Commission Direction
CD-000292
PL-500250-DS-25

The submissions on this file and the Inspector's report were considered at a meeting held on 19 March 2026.

The Commission decided by a majority of 2:1 to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning Commissioner:



Mary Gurrie

Date: 20/03/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the significant depth and height of the front extension element in close proximity to number 76 Serpentine Avenue it is considered that the proposed development would result in a significant visually overbearing impact

on this property. It is also considered that, in the absence of an analysis of the impacts of overshadowing on adjoining properties as set out in Section 5.2 of Appendix 16 (Sunlight and Daylight) of the Dublin City Development Plan 2022-2028, the applicant has not satisfactorily demonstrated that the proposed development would not result in significant overshadowing of the rear gardens of numbers 1 and 3 Serpentine Road and the rear garden of number 80 Serpentine Avenue. It is considered therefore that the proposed development would have an adverse impact on the residential amenities of adjoining properties contrary to the Z1 zoning objective as set out in the Dublin City Development Plan 2022-2028 which aims to protect residential amenity and would, therefore, be contrary to the proper planning and sustainable development of the area.