



The submissions on this file and the Inspector's report were considered at a meeting held on 07 April 2026.

The Commission decided by majority (2:1) to refuse permission for the following reasons and considerations.

**Planning Commissioner:**

**Declan Moore**

**Date:**

**8<sup>th</sup> day of April 2026**

### **DRAFT WORDING FOR ORDER**

### **Reasons and Considerations**

Having regard to the Z2 residential conservation zoning objective, the Protected Status of the main house, the height, scale, bulk and massing and positioning in relation to the annexe structure of the proposed development, it is considered that the proposed development would be visually dominant and would cause injury to the special architectural character of the Protected Structure and its

setting. The development would therefore be contrary to Policy BHA2 which seeks to ensure development conserves and enhances Protected Structures and their curtilage and Policy BHA9 of the City Development Plan 2022-2028 which seeks to protect the special interest and character of all Dublin's Conservation Areas. The proposed development is therefore considered contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, while the Commission agreed that the proposed development reasonably meets the requirements relating to ancillary family accommodation under Appendix 18, Section 7.0 of the Dublin City Development Plan 2022-2028, it did not agree that the proposed development would not visually dominate or otherwise detract from the primacy of the Protected Structure within a Conservation Area. The Commission considered that the architectural design of the extension, its height (to accommodate a rooftop garden), the extent to which it was positioned significantly beyond the building line of the annexe (to accommodate a study/WC and storage), its proximity to the rear of the main house and the prominent view when approaching the main house, combined to make the ancillary accommodation the focus on site, rather than the Protected Structure itself.