



An
Coimisiún
Pleanála

Commission Direction
CD-000665
PL-500755-DN-26

The submissions on this file and the Inspector's report were considered at a meeting held on 04 June 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the reasons, considerations and conditions.

Planning Commissioner:

Mick Long

Date:

5th day of June 2026

Reasons and Considerations

Having regard to the Z2 Residential Neighbourhoods (Conservation Areas) zoning objective which seeks to protect and/or improve the amenities of residential conservation areas, to the policies and objectives as set out in the Dublin City Council Development Plan 2022-2028 including Volume 2 Appendix 18 and BHO7

and BHO9, and to the pattern of development in the area, it is considered the proposed attic conversion, with conditions to marginally reduce the size of the dormer would result in a form of development which enhances the residential amenity of the occupants, respects the surrounding area and that the proposed retention of the bicycle shed, with green roof and doors that do not open onto the public footpath, would not significantly detract from the residential or visual amenities of the area and would be acceptable. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows. The proposed rear dormer

(a) shall be reduced in height and set down from the roof height by at least 0.1 metres,

(b) shall be separated by a minimum of 0.5 metres from the southern chimney stack,

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual and residential amenity.

3. Details of the materials, colours and textures of all the external finishes to the proposed dormer and window size and position in dormer shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. Retention of the bicycle shed development shall be amended as follows:
Doors of the bicycle shed onto the public footpath shall not open onto the public footpath. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority within three months from the date of this permission.

Reason: In the interest of road safety.