

An  
Coimisiún  
Pleanála

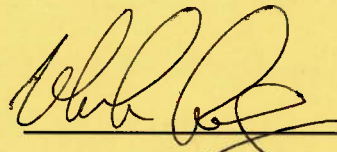
**Commission Direction**  
**CD-000719**  
**PL-500761-DN-26**

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The submissions on this file and the Inspector's report were considered at a meeting held on 15 June 2026.

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

**Planning Commissioner:**



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**Mick Long**

**Date:**

**15<sup>th</sup> day of June 2026**

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the Dublin City Development Plan 2022-2028, in particular to the Z1 zoning pertaining to the site and the provisions of Chapter 15 and Appendix 18 it is considered that the totality of the proposed development to include a two storey side and rear extension would appear overbearing and would result in an undue negative impact on the established residential amenity of the adjacent

dwelling which has the benefit of an existing extension permission. The proposed increase in the height of the boundary wall and the positioning of the two-storey extension, protruding beyond the established gable building line and directly abutting the boundary to the public footpath, would have a significant negative impact on the character of the surrounding area and would not comply with Appendix 18. The proposed development would, therefore, be contrary to proper planning and sustainable development of the area.

In not accepting the Inspector's recommendation to grant permission for the porch, garden room, fenestration and new access arrangements the Commission had concerns in relation to the scale of the ancillary accommodation proposed in the garden room and the lack of future car parking and accessibility arrangements.

While certain elements of the application were deemed acceptable the Commission considered a comprehensive application considering the entirety of the site would be appropriate rather than a piecemeal approach.