

The submissions on this file and the Inspector's report were considered at a meeting held on 11 June 2026

The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Amend condition number 2 as follows

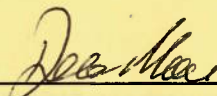
2. The proposed extension shall be modified as follows:

The rear projecting first floor balcony shall be fitted with 1.8m high screens to the sides adjacent dwelling numbers 25 and 27 New Row.

Revised plans and elevation drawings with the necessary alterations shown thereon shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of residential amenity.

Planning Commissioner:



Declan Moore

Date:

11th day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the Z2 Residential Neighbourhoods (Conservation Areas) zoning objective, assigned for the site within the Dublin City Development Plan 2022-2028, the existing pattern of development in the area, the first floor balconies to the rear of the adjacent dwellings at 25 and 27 New Row, and that no private open space will be overlooked, it is considered that the proposed balcony, would not seriously injure the amenities of the area by reason of overlooking or loss of privacy. The planning authority's condition number 2 requiring the omission of the proposed balcony and replacement of proposed windows is therefore not warranted.

In deciding not to accept the Inspector's recommendation to omit the balcony, the Commission had regard to the poor level of private open space that would be available to occupants otherwise, to the ability to protect the privacy of adjoining neighbours by way of condition (privacy screen) and that any overlooking would

be confined to the publicly accessible laneway to the rear of the site and across to the communal open space at the rear of 40 Main Street, a Protected Structure.