



An
Coimisiún
Pleanála

Commission Direction
CD-000771
PL-500874-DN-26

The submissions on this file and the Inspector's report were considered at a meeting held on 22 June 2026.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning Commissioner:

Patricia Calleary

Date:

22nd day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The proposed development on a constrained and irregular shaped site, would substantially breach the established front building line to the east, and would, due to its scale, height and siting adjacent to the northwestern site boundary, result in an overbearing and visually obtrusive impact on the neighbouring residential dwellings contrary to Section 15.13.3 (Infill/Side Garden

Housing Developments) of the Dublin City Development Plan 2022 2028. As such, the proposed development would be seriously injurious to the residential amenities of adjacent properties and would be contrary to the provisions of the statutory development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed provision of private amenity space in two highly constrained parcels to the front and rear of the proposed dwelling, bounded by high walls, would provide for substandard amenity for future occupiers of the proposed dwelling and would set an undesirable precedent for substandard development in the area. As such, the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.