



An
Coimisiún
Pleanála

Commission Direction
CD-001169
PL-501364-DS-26

The submissions on this file and the Inspector's report were considered at a meeting held on 28 August 2026.

The Commission decided by majority (2:1) to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning Commissioner:


Declan Moore

Date:

1st day of September 2026

Reasons and Considerations

It is considered that the proposed development for a three-storey guesthouse on a restricted site would constitute overdevelopment given the size, scale and design of the building, creating an insensitive imbalance within the existing streetscape, and would fail to relate to or integrate with the existing character of the area. The proposed development would appear visually incongruous, would have a negative visual impact on the character of the mews lane, and would seriously detract from the architectural character and setting of the surrounding protected structures and their curtilage, and the wider Z2 Conservation Area. The proposed development would set an undesirable precedent for future developments of this type, would seriously injure the amenity of property in the vicinity, would be contrary to Policy BHA9 and Policy BHA14 of the Dublin City Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.