



An
Coimisiún
Pleanála

Commission Direction
CD-001147
PL-501486-GC-26

The submissions on this file and the Inspector's report were considered at a meeting held on 19 August 2026.

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

Planning Commissioner:



Liam McGree

Date:

26th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the existing pattern of development along the rear of the terrace and the restricted plot sizes of adjoining property, it is considered that, by reason of its excessive scale, height and length in close proximity to the northern

boundary of the site, the proposed development would result in an excessive level of overbearance, which would impact on the outlook from the adjoining house and its amenity space, which would result in a significant and adverse impact on the residential amenity of the adjoining property. The proposed development, would therefore, be contrary to the proper planning and sustainable development of the area.

Note: While the Commission accepted that some potential does exist to extend the subject property at ground and first floor level, it was considered that the form and disposition of the proposal, as presented in the application documentation, would result in an unacceptable impact on the amenities of adjacent residential property and it was further considered that the concerns of the Commission in this regard could not be adequately addressed by conditions of planning permission.