An Coimisiún Pleanála

Commission Direction
CD-001415
PL-501539-DN-26

The submissions on this file and the Inspector's report were considered at a meeting held on 15 October 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: **15th day of October 2026**

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the Dublin City Development Plan 2022-2028, and in particular to the Z1 zoning objective and the criteria set out in Section 15.13.3 (Infill/Side Garden Housing Developments), it is considered that the proposed

development, involving the removal of a feature bay window from a bookend dwelling and the construction of a side extension to create a wider two-storey building, would unacceptably disrupt the visual harmony and negatively impact the legibility of the original planned layout which is of local historical significance. The development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the floor plans originally submitted with the application make wholly inadequate provision for private open space to serve the modified existing dwelling; and that the revisions proposed in the course of the appeal, involving demolition of the unit of accommodation at the back of the site as well as removal of the bay window and the free-standing store at the end of the driveway, would unacceptably impair the standard of internal accommodation for future occupants of that dwelling. In either case, the residential amenities of the existing dwelling would be seriously injured. The proposed development would, therefore, constitute overdevelopment of the subject site and would be contrary to the Z1 zoning and Policy QHSN6 (Urban Consolidation) of the Dublin City Development Plan 2022-2028 and to the proper planning and sustainable development of the area.

3. Having regard to the original proposal, and to the revised floor plans, it is considered that for the purpose of assessing compliance with internal space standards, the proposed new dwelling should be regarded as a two-bed, three-person, two-storey house. It is apparent from both sets of plans that the proposed new dwelling would fall short of the minimum dimensions for such a house recommended in "Quality Housing for Sustainable Communities" (2007). The

proposed development would, therefore, be contrary to Policy QHSN37 (Housing and Apartments) and Section 15.13.3 (Infill/Side Garden Housing Developments) of the development plan and would be contrary to the proper planning and sustainable development of the area.