An Coimisiún Pleanála

Commission Direction
CD-001461
PL-501733-DS-26

The submissions on this file and the Inspector's report were considered at a meeting held on 27 October 2026.

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

Planning Commissioner:

Tom Rabbette

Date: **27th day of October 2026**

DRAFT ORDER

Reasons and Considerations

Having regard to the Z2 zoning objective for the area, within the Dublin City Development Plan 2022–2028, which seeks to protect and/or improve the amenities of residential conservation areas, and the characteristics of the site, the Commission considered that the retention of the clear glazing installed in two windows at first floor on the southern elevation would adversely impact the

residential amenities of neighbouring occupiers at number 199B Strand Road by reason of overlooking of the rear amenity space of the adjoining dwelling house to the south. Therefore, the development proposed to be retained would be seriously injurious to neighbouring residential amenity, contrary to the provisions of the Dublin City Development Plan 2022-2028, in specific, Section 1 (Residential Extensions), Section 1.1 (General Design Principles) of Appendix 18 (Ancillary Residential Accommodation), would be inconsistent with the residential conservation zoning objective, and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to issue a split decision and grant permission for the retention of the clear glazing at window 'B', the Commission shared the concerns of the observers that the existing mature vegetation along the shared boundary at this location could not be relied upon to safeguard the neighbouring residential amenity going forward. This was considered particularly relevant given the proximity of window 'B' to the shared boundary and also noting that the landscaping at this location was not the subject of a specific planning condition under the parent permission for the dwelling on the site (planning register reference 1574/01 [ABP PL 29S.126020]), unlike the glazing to the subject window. The Commission concurred with the planning authority that the retention of clear glazing to both windows should be refused permission.