



---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4575/22**

**APPEAL** by Denis O'Sullivan care of McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 21<sup>st</sup> day of September, 2022 by Dublin City Council to refuse permission.

**Proposed Development:** Permission for third and fourth floor extensions to existing dwelling at Number 1 Pembroke Place to provide additional habitable accommodation and roof garden including installation of lift, stair access and storage unit partly within the existing curtilage of Mews 2 Pembroke Place; associated alterations to roof structure of existing dwelling at Mews 2 Pembroke Place, including part second, third and fourth floor extensions to facilitate the proposed extension to Number 1 Pembroke Place; ground floor extension to front of Mews 2 Pembroke Place including re-orientation of its main entrance door; all associated plot boundary adjustments, elevational alterations and site development works to both existing dwellings at Number 1 Pembroke Place and Mews 2 Pembroke Place, Dublin.

## Decision

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## Reasons and Considerations

1. The proposed development, as presented, would materially contravene the 'Z6 Employment/ Enterprise', zoning of the site, as set out in the Dublin City Development Plan 2022-2028, which seeks 'to provide for the creation and protection of enterprise and facilitate opportunities for employment creation', as it would serve to adversely affect the amenities of premises in the vicinity, including residential amenity, and would set an undesirable precedent for similar proposals in the immediate area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, which is within a defined Conservation Area, positioned along a Mews Laneway and proximate to existing Protected Structures and to Fitzwilliam Square and Environs Architectural Conservation Area (ACA), represents an over scaled and disproportionate form of development. The proposed vertical extensions, which traverse both properties, do not integrate, match, or complement the existing buildings in terms of design narrative and are likely to have a detrimental visual impact on the subject site and the surrounding site context. The proposal would be contrary to Section 11.5.3, Section 11.5.2 and Policy BHA9 of the Dublin City Development Plan, 2022-2028 and would constitute overdevelopment of the subject site. The proposed development would, therefore, be contrary to the provisions of the development Plan and the proper planning and sustainable development of the area.



3. The proposed development, as presented, which is located within a Conservation Area, will result in an overdevelopment of the site by reason of excessive plot ratio and site coverage, as per recommendations contained in Section 15.5.6 (Appendix 3, Table 2) of the Dublin City Development Plan, 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



---

**Mary Henchy**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

Dated this *21<sup>st</sup>* day of *December* 2023.