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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4917/23**

**APPEAL** by Mary Mullen and Alan Roberts of 74 Marlborough Road, Donnybrook, Dublin and by Siobhán O'Callaghan and Brian Rushe care of Hogan and Associates of Olivemount House, Olivemount Road, Windy Arbour, Dublin against the decision made on the 20<sup>th</sup> day of August, 2024 by Dublin City Council to grant subject to conditions a permission to Siobhán O'Callaghan and Brian Rushe.

**Proposed Development:** Demolition of the two-storey return; removal of the following: modern partition walls including a doorset at first floor, the bottom flight of three steps, part of the original return side wall and the doorset to the rear room at garden level; Alterations of the following: lowering the floor level of the return, lowering the floor level of the space under the front steps, widening the opening between the principal rooms and widening the original rear ope to the rear of the main house at garden level; Construction of the following: a new single, part two and part three storey extension with rooflights to the rear, including new leaf-flashed roof junctions, refitting the first floor rear bedroom as a bathroom including a new doorset to a new location in a new partition wall; Repairs/replacements as follows: replacement external and internal doorsets to the new understairs WC, a new lowered patio to the rear

at garden floor level, redecoration of previously painted surfaces inside and out and all associated works all at 72 Marlborough Road (Protected Structure), Donnybrook, Dublin.

## Decision

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

## Reasons and Considerations

Having regard to the policies and objectives of the Dublin City Development Plan, 2022-2028, to the zoning 'Z2' Residential Neighbourhoods (Conservation Area) of the site, and to the Protected Structure status of number 72 Marlborough Road, it is considered that the proposed rear extension by reason of its overall design and built form would not achieve a reasonable balance between protecting and improving residential amenities of this conservation area and would negatively impact the special character and appearance of a Protected Structure contrary to Policy BHA2 (Development of Protected Structures) of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Eamonn James Kelly  
Eamonn James Kelly  
Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.



Dated this 5<sup>th</sup> day of March, 2025.