



An
Bord
Pleanála

Board Order ABP-321339-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4255/24

Appeal by Carolyn and Derek Brennan of 243 Phibsboro Road, Dublin against the decision made on the 31st day of October, 2024 by Dublin City Council to refuse permission.

Proposed Development: Retention of an additional storey at second floor that is dormer roof extension that extends to the front, side and rear of original roof. Permission to modify the dormer extension to add a gable end and extend the ridge line and change the finish of the dormer from render to standing seam metal cladding, all at 243 Phibsboro Road, Dublin.

Decision

REFUSE permission for the above development for the reasons and considerations set out below.

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028 and the design standards under Volume 2, Appendix 18 (Ancillary Residential Accommodation), it is considered that the proposed development and the development proposed to be retained would be obtrusive and not of an overall scale to harmonise with the existing house, the adjoining terrace group it forms part of, and the visual amenities of the area. The proposed development and the development proposed to be retained would be inconsistent with the zoning objective, 'Z1 – Sustainable Residential Neighbourhoods', pertaining to the site and its setting, which seeks 'to protect, provide and improve residential amenities' and by reason of the undesirable precedent it would set for similar developments of this type. The proposed development and the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Marie O'Connor

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 03 day of June 2025.