



An  
Bord  
Pleanála

## Board Order ABP-321865-25

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4399/24**

**Appeal** by Róisín Cronin and Edel Reilly care of 9 Eugene Street, Dublin against the decision made on the 17<sup>th</sup> day of January, 2025 by Dublin City Council to grant permission, subject to conditions to Darren Reddy of 9 Friarsland Road, Clonskeagh, Dublin.

**Proposed Development:** Permission for retention of development consisting of the alterations and extension of existing dwellinghouse which includes an increase in the floor area from 48 square metres to 64 square metres located to the rear and at ground floor level only and all associated site development works at 12 Eugene Street, Dublin.

### Decision

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

## Reasons and Considerations

Having regard to the grounds of appeal, the residential zoning objective, the pattern of development in the area and the policy framework set out in the Dublin City Development Plan 2022-2028, it is considered that the development proposed to be retained would be inconsistent with Appendix 18 (Ancillary Residential Accommodation), Section 1.1 (General Design Principles) in terms of domestic extension design quality, and would be inconsistent with Section 15.11.3 (Private Open Space) of the development plan, in terms of amenity open space provision, representing a substandard form of residential development that would set a poor precedent for the extension of neighbouring properties in the vicinity. 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 12 day of June 2025.