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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB2595/24**

**APPEAL** by Joe McDonagh of 265 South Circular Road, Dublin against the decision made on the 30<sup>th</sup> day of January, 2025 by Dublin City Council to refuse permission.

**Proposed Development:** Retention of a two-storey 100 square metres rear extension, with change of roof profile and all related works at 265 South Circular Road, Dublin.

## **Decision**

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

## Reasons and Considerations

The proposed development for retention by reason of the scale and design of the first floor extension would be an inappropriate form of development in this area which is zoned in the Dublin City Development Plan 2022-2029 as Z2 which has a stated objective 'to protect and/ or improve the amenity of the residential conservation areas', which include period buildings that positively contribute to their built heritage, integrity, character and sense of place. In such cases, a precautionary approach to any alterations and extensions is preferred in accordance with Sections 1.7, 4.0 and 5.0 of Appendix 18 (Ancillary Residential Accommodation) of the Dublin City Development Plan 2022-2028. The development proposed for retention would not accord with this zoning objective and would, therefore, be contrary to the proper planning and sustainable development of the area.

*Eamonn James Kelly*  
Eamonn James Kelly

Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.



Dated this 1<sup>st</sup> day of July, 2025.